IMPROVEMENT PLANS
OF
HITTERS SUBDIVISION
PHASE I
FOR
RFMS
285 S. FARNHAM STREET
GALESBURG, ILLINOIS 61401
(309) 343-1550
(40 LOTS)

Call Two Working Days Before You Dig!

USA North

1-800-227-2600

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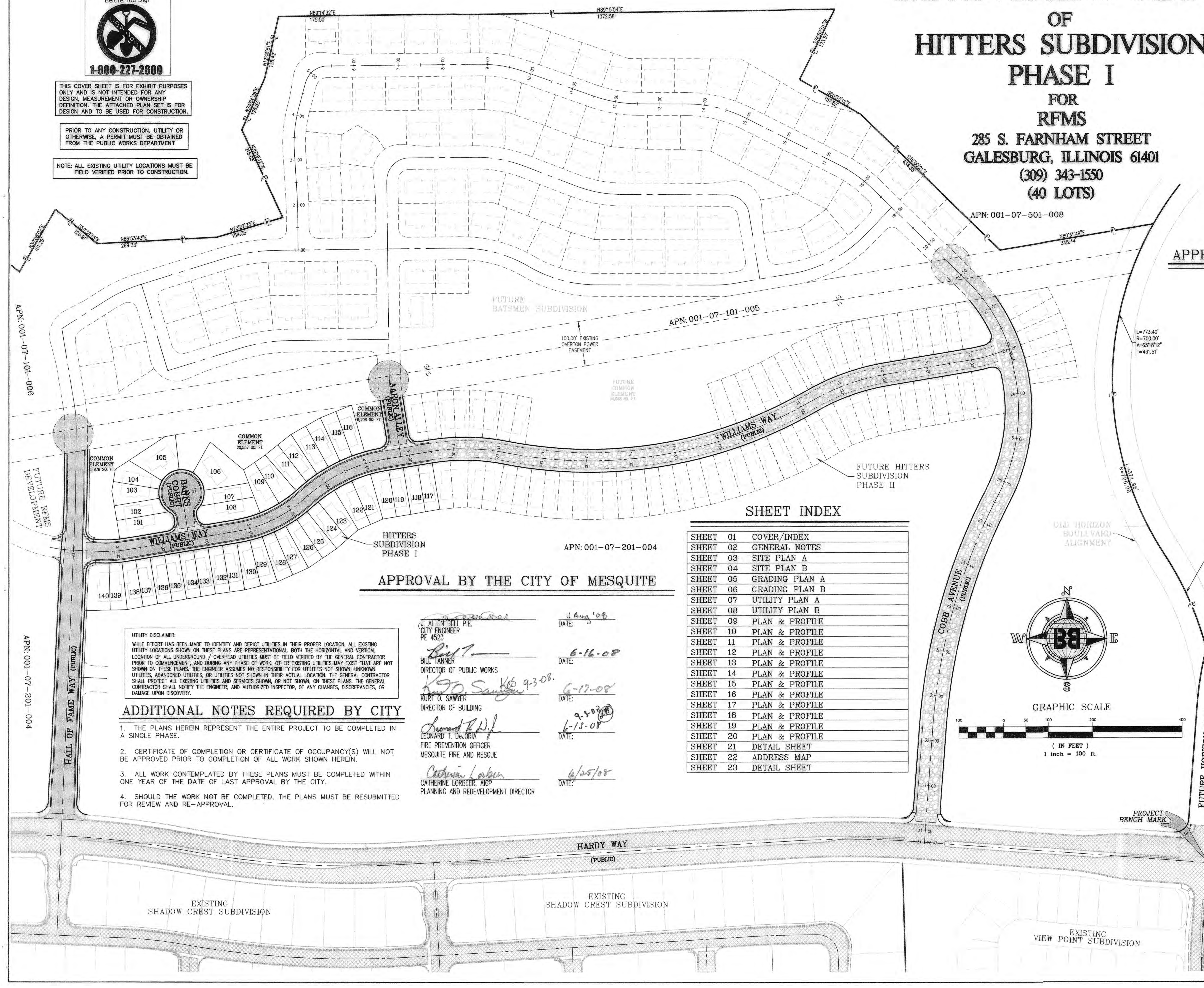
NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.



LEGAL DESCRIPTION

LOCATED IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 71 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS:

A PORTION OF PARCEL 3, AND DEDICATED PUBLIC STREETS AS RECORDED IN FILE ____, PAGE ___ OF PARCEL MAPS, IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

CONTAINS APPROXIMATELY 10.44 ACRES

DEVIATION FROM STANDARDS

A DEVIATION FROM STANDARDS IS REQUESTED FOR AARON ALLEY. AARON ALLEY RANGES FROM 6.78% TO LESS THAN 6.00%, FROM STATION 1+89.50 TO 2+30.31.

APPROVAL BY THE UTILITY COMPANIES

[illegible] 8-27-08
MICHAEL WINTERS — DATE: 6-11-08
VIRGIN VALLEY WATER DISTRICT

[illegible] 8-21-08
BOYD EVANS — DATE: 5-22-08
OVERTON POWER DIST. No.5

[illegible] 8-25-08
HAROLD OSTER — DATE: 5-29-08
RIO VIRGIN TELEPHONE CO.

[illegible]
SLADE FAUGHT — DATE: 5-29-08
VIRGIN VALLEY DISPOSAL INC.

APPROVAL BY THE CITY OF MESQUITE

J. ALLEN BELL P.E. — DATE: 11 Aug '08
CITY ENGINEER
PE 4523

BILL TANNER — DATE: 6-16-08
DIRECTOR OF PUBLIC WORKS

KOS 9-3-08.
KURT O. SAWYER — DATE: 6-17-08
DIRECTOR OF BUILDING

LEONARD T. DeJORIA — DATE: 6-13-08 (9-3-08)
FIRE PREVENTION OFFICER
MESQUITE FIRE AND RESCUE

CATHERINE LORBEER, AICP — DATE: 6/25/08
PLANNING AND REDEVELOPMENT DIRECTOR

UTILITY DISCLAIMER:

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ADDITIONAL NOTES REQUIRED BY CITY

1. THE PLANS HEREIN REPRESENT THE ENTIRE PROJECT TO BE COMPLETED IN A SINGLE PHASE.

2. CERTIFICATE OF COMPLETION OR CERTIFICATE OF OCCUPANCY(S) WILL NOT BE APPROVED PRIOR TO COMPLETION OF ALL WORK SHOWN HEREIN.

3. ALL WORK CONTEMPLATED BY THESE PLANS MUST BE COMPLETED WITHIN ONE YEAR OF THE DATE OF LAST APPROVAL BY THE CITY.

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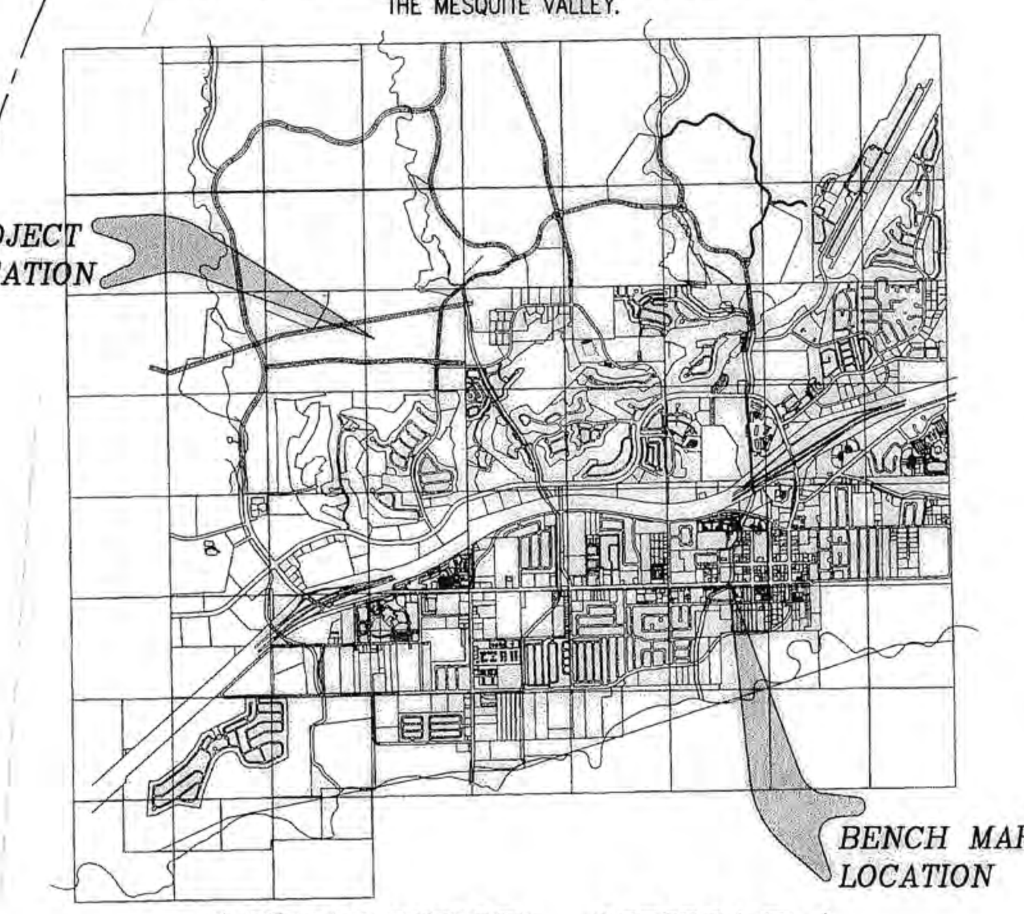
SHEET INDEX

BENCH MARK

N.G.S. MONUMENT Z-405
ELEVATION NGVD 1929 DATUM = 1595.65
TOP OF STAINLESS STEEL ROD IN CASING STAMPED Z-405 1982, ON THE NORTH SIDE OF MESQUITE BOULEVARD AND THE WEST SIDE OF TOWN WASH, ± 238' EASTERLY FROM THE CENTERLINE OF DESERT DRIVE AND ± 58' NORTHERLY FROM THE CENTERLINE OF MESQUITE BOULEVARD.

RFMS HARDY WAY PROJECT BENCH MARK

A 2" ALUMINUM CAP MONUMENT @ THE INTERSECTION OF HARDY WAY AND HORIZON BOULEVARD. CENTERLINES STAMPED PLS 11424 ELEVATION 1727.59 PROJECT DATUM. PROJECT BENCH MARK BASED ON N.G.S. BENCH MARK Z-405, ELEVATION 1598.49 NAVD 1988 DATUM MINUS 3.20 FEET. PERPETUATING MANY YEARS OF USING NGVD 1929 DATUM IN THE MESQUITE VALLEY.



MESQUITE, NEVADA VICINITY MAP

NO SCALE

REVISIONS

NO	DESCRIPTION	DATE	BY	APPROVED
1	REVISE FUTURE PHASE II LOT CONFIGURATION, PAD GRADES AND UTILITY LATERALS. REVISE LOTS 117-124.	08/18/20	LH	[illegible]
1	Utility Changes only	9-3-08		[illegible]
2	REVISE PLAN PER SNHD COMMENTS.	11/18/08	LH	[illegible]
3	ADD CURB RETURNS AND VALLEY GUTTER FOR FUTURE PRIVATE STREET	12/09/08	LH	[illegible]

THE INFORMATION CONTAINED ON THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. THE INDIVIDUAL RECEIVING THIS DRAWING ASSUMES ALL RESPONSIBILITY FOR VERIFYING THE ACCURACY, SUITABILITY & USABILITY OF THIS INFORMATION FOR THE PURPOSES INTENDED. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. DRAWING COPYRIGHTED 2008, BY BULLOCH BROTHERS ENGINEERING, INC. UNAUTHORIZED DUPLICATION PROHIBITED.

BULLOCH BROTHERS ENGINEERING INC.
CIVIL ENGINEERS-LAND SURVEYORS-LAND PLANNERS
— www.bullochbrothers.com —

P.O. BOX 3174
CEDAR CITY, UTAH 84720
(435) 586-9592

3100 W. PINEBROOK RD.
SUITE 1000
PARK CITY, UT 84098
(435) 655-0956

750 WEST PIONEER BLVD.
MESQUITE, NEVADA 89027
(702) 346-5100

COVER SHEET
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
5/13/08

PROJECT NO: 1288-04-15-01	SCALE: 1" = 100'
DATE: MAY 2008	DRAWN BY: RLB
SHEET NO.: 1 OF 23	CHECKED BY: L.H.

PLOT DATE	
60% SUBMIT	
90% SUBMIT	
100% SUBMITTAL-1	
SUBMITTAL-2	
APPROVED	

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION)\Working Plans\01-COVER SHEET.dwg, 5/14/2008 2:55:17 PM, Burton

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OF
HITTERS SUBDIVISION PHASE I
FOR
RFMS
285 S. FARNHAM STREET
GALESBURG, ILLINOIS 61401
(309) 343-1550
(40 LOTS)

APN: 001-07-501-008

LEGAL DESCRIPTION

LOCATED IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 71 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS:

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APPROVAL BY THE UTILITY COMPANIES

MICHAEL WINTERS VIRGIN VALLEY WATER DISTRICT	DATE: 8-27-08 6-11-08
BOYD EVANS OVERTON POWER DIST. No.5	DATE: 8-21-08 5-22-08
HAROLD OSTER RIO VIRGIN TELEPHONE CO.	DATE: 5-29-08
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SHEET INDEX

APPROVAL BY THE CITY OF MESQUITE

C. ALLEN BELL P.E. CITY ENGINEER PE 4523	DATE: 11 Aug '08
BILL TANNER DIRECTOR OF PUBLIC WORKS	DATE: 6-16-08
KURT O. SAWYER DIRECTOR OF BUILDING	DATE: 6-17-08
LEONARD T. DeJORIA FIRE PREVENTION OFFICER MESQUITE FIRE AND RESCUE	DATE: 9-2-08 (AM) 6-13-08
CATHERINE LORBEER, AICP PLANNING AND REDEVELOPMENT DIRECTOR	DATE: 6/25/08

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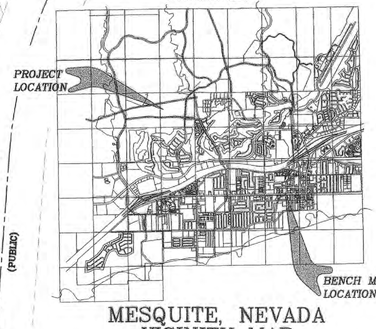
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



MESQUITE, NEVADA VICINITY MAP

NO SCALE

REVISIONS

NO	DESCRIPTION	DATE	BY	APPROVED
1	REVISE FUTURE PHASE II LOT CONFIGURATION, ADD LOTS 117-124, ADD STREET LETTERHEAD, REVISE LOTS 117-124	08/18/20	LH	
2	1st City Changes only	9-3-08		

BULLOCH BROTHERS ENGINEERING INC.
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
- www.bullochbrothers.com -

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750 WEST PIONEER BLVD. MESQUITE, NEVADA 89027 (702) 346-5100
P.O. BOX 3174 CEDAR CITY, UTAH 84720 (435) 586-9592

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HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
5/13/08

SCALE: 1" = 100'	DRAWN BY: RLB	CHECKED BY: L.H.	
PROJECT NO: 1288-04-15-01	DATE: MAY 2008	SHEET NO.: 1 OF 23	

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL
SUBMITTAL 2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION)\Working Plans\01-COVER SHEET.dwg, 5/14/2008 2:55:17 PM, Burton

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BOYD EVANS OVERTON POWER DIST. No.5	DATE: 5-22-08
HAROLD OSTER RIO VIRGIN TELEPHONE CO.	DATE: 5-29-08
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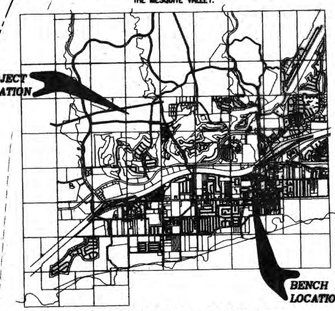

MESQUITE, NEVADA
VICINITY MAP
NO SCALE

SHEET INDEX

APPROVAL BY THE CITY OF MESQUITE

J. ALLEN BELL P.E. CITY ENGINEER PE 4523	DATE: 11 Aug '08
BILL TANNER DIRECTOR OF PUBLIC WORKS	DATE: 6-16-08
KURT O. SAWYER DIRECTOR OF BUILDING	DATE: 6-17-08
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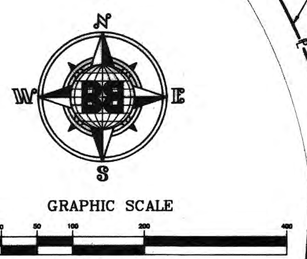

REVISIONS

NO	DESCRIPTION	DATE	BY	APPROVED

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SUITE 1000
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COVER SHEET
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE F. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
5/13/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 100'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	MAY 2008	1 OF 23

PLOT DATE
90% SUBMITTAL
90% SUBMITTAL
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

CITY OF MESQUITE GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN STRICT CONFORMANCE TO THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", 1986 (AS REVISED), AND THE LATEST REVISION OF THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, OFF SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", (C.C.A.S.D.), AND THE NEVADA DEPARTMENT OF TRANSPORTATION STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION.

2. ALL DIMENSIONS ARE TO THE BACK-OF-CURB UNLESS OTHERWISE NOTED.

3. THE EXACT LOCATIONS OF SAW CUT LINES MAY BE DETERMINED IN THE FIELD BY THE CITY OF MESQUITE.

4. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK-1985" AND TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES-CURRENT EDITION".

5. CURB AND GUTTER, WITH A GRADE LESS THAN FOUR-TENTHS OF ONE PERCENT, SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.

6. ALL CEMENT SHALL BE TYPE V.

7. THE TBC SHALL BE 0.50' HIGHER THAN FINISH GRADE UNLESS OTHERWISE NOTED.

8. ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY AND OUTSIDE OF THE PROJECT BOUNDARIES WILL REQUIRE A SEPARATE ENCROACHMENT PERMIT ISSUED BY THE CITY OF MESQUITE. TRENCH AND PAVEMENT REPLACEMENT CONDITIONS WILL BE IN CONFORMANCE WITH THE PERMIT.

9. ALL EXISTING CONSTRUCTION, TO BE MET BY NEW CONSTRUCTION, SHALL BE FIELD VERIFIED FOR VERTICAL AND HORIZONTAL LOCATIONS BEFORE THE START OF DEPENDENT NEW CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OF EXISTING CONDITIONS FROM THOSE SHOWN ON THE PLANS BEFORE THE START OF THE NEW CONSTRUCTION SO THAT ANY CHANGES WHICH MAY BE REQUIRED CAN BE MADE.

10. ANY ERRORS OR DISCREPANCIES IN THE PLANS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION. ERRORS OR DISCREPANCIES DISCOVERED AFTER THE COMMENCEMENT OF CONSTRUCTION, SHALL ALSO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER. IT IS THE CONTRACTORS RESPONSIBILITY TO REPORT SUCH ERRORS OR DISCREPANCIES UPON DISCOVERY. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO RESOLVE SUCH ERRORS OR DISCREPANCIES WITH THE CONCURRENCE OF HIS CLIENT AND WITH THE APPROVAL OF THE CITY ENGINEER.

11. ALL CLEARING AND GRADING WORK SHALL BE IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL INVESTIGATIONS PREPARED BY "AGEC, INC.", PROJECT "PRELIMINARY GEOTECHNICAL INVESTIGATION FOR HARDY WAY EXTENSION/ HIGHLAND VISTAS DEVELOPMENT, MESQUITE, NEVADA", DATED MAY 4, 2004.

12. THE CONTRACTOR(S) SHALL REVIEW THE ABOVE MENTIONED GEOTECHNICAL INVESTIGATIONS PRIOR TO STARTING THE WORK.

13. ALL WORK, WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS, SHALL BE WARRANTED BY THE CONTRACTOR(S) FOR ONE YEAR FROM DATE OF FINAL APPROVAL.

14. CALL 1-800-227-2600 AT LEAST TWO WORKING DAYS BEFORE YOU DIG. THE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT. EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

15. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALING.

16. ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON NGVD 1929, NGS MONUMENT Z-405, ELEVATION 1595.65, AT THE TOP OF THE STAINLESS STEEL ROD IN CASING SET BELOW GROUND AT THE SOUTHEAST CORNER OF LDS CHURCH PROPERTY, ON THE NORTH SIDE OF MESQUITE BOULEVARD, THE WEST SIDE OF TOWN WASH.

17. SIDEWALK EXPANSION JOINTS SHOWN ON UNIFORM STANDARD DRAWING #234 SHALL BE MODIFIED TO CONFORM WITH SPECIFICATIONS MANDATED BY THE CITY OF MESQUITE IN A LETTER DATED JULY 30, 1997: SIDEWALK EXPANSION JOINTS SHALL BE CONSTRUCTED AT 15' INTERVALS WHEN USING THE STANDARD 1/2" FELT MATERIAL; OR, AS AN ALTERNATIVE, SIDEWALK JOINTS MAY BE CONSTRUCTED AT 30' INTERVALS WHEN AN APPROVED ELASTOMERIC SEALANT MATERIAL IS USED.

18. THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING INVOLVING THE POWER COMPANY, THE TELEPHONE COMPANY(S), AND THE CABLE COMPANY(S), WHILE ALSO INVITING THE PUBLIC WORKS DEPARTMENT FROM THE CITY OF MESQUITE, TO DETERMINE UTILITY LINES, JUNCTION BOXES AND TRANSFORMER LOCATIONS, AND EASEMENTS.

REV. 08-18-05

OVERTON POWER DISTRICT NOTES

1. A FIVE-FOOT BUFFER OF DESERT LANDSCAPING SHALL SURROUND EACH VAULT AND EQUIPMENT PAD. IRRIGATION SHALL BE DIRECTED AWAY FROM SUCH FACILITIES. THIS ALSO INCLUDES POLES, ANCHORS, GUYS, SECONDARY PEDESTALS, ETC.

2. TRANSFORMER PADS AND SWITCH PADS SHALL BE INSTALLED ABOVE FINISHED GRADE. A RETAINING WALL WILL BE REQUIRED IF GRADE EXCEEDS 1 FOOT IN 3 FEET. RETAINING WALL CLEARANCES FROM EQUIPMENT ARE IDENTIFIED IN O.P.D. SPEC BOOK.

3. SECONDARY VAULTS -A RETAINING WALL SHALL BE INSTALLED IF GRADE OR SLOPE EXCEEDS 1 FOOT IN 3 FEET..

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE O.P.D. SPEC BOOK, WHICH CAN BE FOUND AT WWW.OPD5.COM OR AT ONE OF THE DISTRICT'S OFFICES: 731 SOUTH TURTLEBACK ROAD, MESQUITE, NV OR AT 615 NORTH MOAPA VALLEY BOULEVARD, OVERTON, NV.

REV. 03-05-2008

CITY OF MESQUITE SANITATION NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL REQUIRE A CONSTRUCTION PERMIT TO BE ISSUED BY THE CITY OF MESQUITE SANITATION DEPARTMENT TO THE GENERAL CONTRACTOR FOR THE PROJECT. THIS WILL REQUIRE A COPY OF THE IMPROVEMENT PLANS SIGNED BY ALL UTILITIES, COPY OF CONTRACTORS CLASS A LICENSE AND A DATE WHEN CONSTRUCTION WILL START. THE GENERAL CONTRACTOR WILL ALSO BE REQUIRED TO HAVE A COPY OF THE LATEST EDITION OF THE "DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS FOR SOUTHERN NEVADA", ON THE PROJECT AT ALL TIMES. THE MESQUITE SANITATION DEPARTMENT CAN BE NOTIFIED AT 10 E. MESQUITE BLVD., OR BY CALLING 1-702-346-2849 OR 1-702-346-5295.

2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS FOR SOUTHERN NEVADA" AS ADOPTED BY THE CLARK COUNTY SANITATION DISTRICT, AND THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", AS AMENDED. IN ALL CASES, THE DISTRICT'S CRITERIA SHALL SUPERSEDE THE UNIFORM STANDARD SPECIFICATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.

3. THE "STANDARD DRAWINGS" AS SPECIFIED IN THE LATEST EDITION OF THE "DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS FOR SOUTHERN NEVADA" AS ADOPTED BY THE CLARK COUNTY SANITATION DISTRICT SHALL APPLY TO ALL CONSTRUCTION.

4. SEWER MAINS ONLY, ARE TO BE LAID IN THE SEWER TRENCHES.

5. ALL HOUSE LATERALS ARE TO BE LAID AT NOT LESS THAN MINIMUM SLOPES SHOWN IN THE STANDARDS.

6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY OF MESQUITE SANITATION DEPARTMENT. ALL NEW SEWER LINE CONSTRUCTION WILL BE PLUGGED AT THE MAIN LINE TIE-IN AND THERE WILL BE NO SEWER LINE USAGE UNTIL ALL SEWER LINES WITHIN THE PROJECT ARE ACCEPTED BY THE SANITATION DEPARTMENT.

7. ALL SOIL TESTING SHALL BE IN ACCORDANCE WITH SECTION 3.11 OF THE STANDARDS.

8. ALL EXFILTRATION, INFILTRATION AND AIR TESTING OF LINES SHALL BE IN ACCORDANCE WITH THE STANDARDS.

9. CUT SHEETS MUST BE SUBMITTED TO THE CITY SANITATION DEPARTMENT BEFORE CONSTRUCTION WILL BE PERMITTED TO START.

10. THE LOCATION OF THE SEWER SERVICE LATERAL, WHERE IT PASSES UNDER THE CURB, SHALL BE INDICATED BY INSCRIBING AN "S" IN THE TOP OF THE CURB OR BY INSERTION OF A BRASS TAG MARKED "S" IN THE TOP OF THE CURB.

11. THE MESQUITE SANITATION DEPARTMENT SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF THE PROJECT COMPLETION WALK THROUGH, AND WILL BE PROVIDED WITH A SET OF "AS-BUILTS". "AS-BUILTS", AS A MINIMUM, SHALL INCLUDE DISTANCE BETWEEN MANHOLES, LATERAL LOCATION AT THE PROPERTY LINE, ALIGNMENT CHANGES AND EXISTING UTILITIES THAT CROSS THE SEWER LINES. THE ENGINEER WILL PROVIDE RECORD DRAWINGS, MYLARS OF GOOD QUALITY, TO THE DEPARTMENT REFLECTING THE CERTIFIED "AS-BUILTS" SUPPLIED BY THE CONTRACTOR. ONCE ALL THESE CONDITIONS ARE SATISFIED, AND THE PUNCH LIST IS COMPLETED TO THE DEPARTMENTS APPROVAL, THE COMPLETION DATE WILL BE ESTABLISHED AND THE WARRANTY WILL BE IN EFFECT FOR ONE YEAR FROM THAT DATE.

CITY OF MESQUITE STREET LIGHT NOTES

1. ALL STREET LIGHTING INSTALLATIONS, EXCEPT AS NOTED ON THE STREET LIGHTING PLANS, SHALL CONFORM TO THE "CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS" AND THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA".

2. ALL LIGHT POLES ARE TO BE GALVANIZED.

3. A NEW SERVICE POINT IS REQUIRED.

4. STREETLIGHT CONDUIT SHALL CONFORM TO CLARK COUNTY STANDARD SPECIFICATION (SECTION 623) AND SHALL BE SCHEDULE 40 PVC OF THE SIZE 1 1/4 INCH. UNDERGROUND CONDUIT SHALL BE INSTALLED TYPICALLY 3 FEET BEHIND THE BACK-OF-CURB IN LINE WITH THE CENTER OF THE LIGHTING POLE FOUNDATIONS, WHERE FEASIBLE. DEVIATION FROM THIS ALIGNMENT SHALL BE PERMITTED UPON THE ENGINEERS APPROVAL. PLACEMENT OF THE CONDUIT WITHIN THE PAVEMENT AREA OF THE STREET WILL BE PERMITTED TO AVOID CONFLICTS BEHIND THE SIDEWALK AREA. THE CONDUIT SHALL BE BURIED A MINIMUM OF 24 INCHES BELOW FINISHED GRADE SURFACE. CONDUIT SHALL ALSO INCLUDE THE FURNISHING AND INSTALLATION OF ALL ELECTRICAL WIRE AS REQUIRED FOR THE OPERATION OF THE NEW STREETLIGHTS. THE CONTRACTOR SHALL PROVIDE FINAL "AS-BUILT" LOCATIONS OF ALL CONDUIT.

5. PULLBOXES SHALL BE A NO. 3 1/2 PULLBOX AND INSTALLED PER CLARK COUNTY STANDARD SPECIFICATIONS (SECTION 623) AND CLARK COUNTY UNIFORM STANDARD DRAWINGS. THE MAXIMUM DISTANCE ALLOWED BETWEEN PULLBOXES AND POLES IS 300 FEET. THE MAXIMUM BEND SHALL NOT EXCEED 270° IN ANY ONE RUN. PULLBOXES SHALL ALSO BE LOCATED AT BOTH SIDES OF STREET CROSSINGS. THE CONTRACTOR SHALL PROVIDE FINAL "AS-BUILT" LOCATIONS OF ALL PULLBOXES.

6. ELECTRICAL SERVICE POINTS AND METER BASES: THE STREET LIGHTING SYSTEM INCLUDES THE CONNECTION TO SERVICE POINTS LOCATED BY OVERTON POWER. THE CONTRACTOR SHALL COORDINATE CONNECTION AND SERVICE POINT LOCATIONS WITH OVERTON POWER. THE SERVICE SOURCE WILL BE 120/240 VOLT, SINGLE PHASE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIAL AND EQUIPMENT NECESSARY FOR CONNECTION TO THESE SERVICE POINTS. THE CONTRACTOR SHALL PROVIDE FINAL "AS-BUILT" LOCATIONS OF ALL ELECTRICAL SERVICE POINTS AND METER BASES.

REV. 04-15-99

VIRGIN VALLEY WATER DISTRICT NOTES

1. THE LOCATION OF THE WATER SERVICE LATERAL, WHERE IT PASSES UNDER THE CURB, SHALL BE INDICATED BY INSCRIBING A "W" IN THE TOP OF THE CURB OR BY INSERTION OF A BRASS TAG MARKED "W" IN THE TOP OF THE CURB. SERVICES SHALL BE SHOWN ON "AS-BUILT" PLANS.

2. DISTRIBUTION WATER MAINS SHALL BE INSTALLED WITH A MINIMUM 42" COVER BELOW FINISHED GRADE, EXCEPT WHERE INDICATED OTHERWISE ON THE PLANS, WITH SPECIFIC PROPOSED COVER SHOWN AND APPROVED BY THE VIRGIN VALLEY WATER DISTRICT.

3. INTERRUPTION OF EXISTING WATER SERVICE, WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS, SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE VIRGIN VALLEY WATER DISTRICT. A MINIMUM OF 48 HOURS NOTICE TO THE DISTRICT SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTION TO THE EXISTING SYSTEM SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. THE CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTION OF SERVICE.

4. TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE OFFICE OF THE VIRGIN VALLEY WATER DISTRICT. UNAUTHORIZED CONNECTIONS TO THE DISTRICT'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.

5. THE CONTRACTOR SHALL NOTIFY THE VIRGIN VALLEY WATER DISTRICT (1-702-346-5731), AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING FOR EXISTING WATER FACILITIES SO THAT APPROPRIATE WATER SYSTEMS CAN BE MARKED IN THE FIELD.

6. THE LOCATION AND ELEVATION OF EXISTING WATER FACILITIES SHALL BE CONFIRMED BY FIELD MEASUREMENT AND EXCAVATION EXPLORATION BY THE CONTRACTOR.

7. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. THE VIRGIN VALLEY WATER DISTRICT SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.

8. NO REVISIONS SHALL BE MADE TO THE WATER SYSTEM SHOWN ON THESE PLANS WITHOUT THE APPROVAL OF THE VIRGIN VALLEY WATER DISTRICT. MAJOR DESIGN REVISIONS MUST BE SUBMITTED IN DUPLICATE BY THE DESIGN ENGINEER TO THE VIRGIN VALLEY WATER DISTRICT GENERAL MANAGER OR DISTRICT ENGINEER FOR APPROVAL NO LATER THAN 14 DAYS PRIOR TO COMMENCING CONSTRUCTION.

9. THE VIRGIN VALLEY WATER DISTRICT INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO ANY REQUIRED INSPECTION. CALL 1-702-346-5731 WEEKDAYS BETWEEN 8:00 A.M. AND 4:30 P.M. OR 1-702-682-1957 WEEKDAYS BETWEEN 7:00 AM AND 3:30 PM.

10. PIPE DEFLECTIONS FOR SHORT RADIUS CURVES AND ANGLE POINTS SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS AND SHALL NORMALLY BE ACCOMPLISHED BY MEANS OF STANDARD FITTINGS, THE LOCATIONS OF WHICH SHALL BE DETAILED ON THE PLANS.

11. ALL NEW WATER LINES SHALL BE TESTED AND DISINFECTED, PER VIRGIN VALLEY WATER DISTRICT STANDARD SPECIFICATIONS, SECTION IX, PRIOR TO BEING PLACED IN SERVICE. ARRANGEMENT FOR A TOTAL COLIFORM BACTERIA TEST SHALL BE MADE WITH THE VIRGIN VALLEY WATER DISTRICT 24 HOURS IN ADVANCE OF THE NEW SYSTEM BEING READY FOR TESTING. ANY COSTS ASSOCIATED WITH THE BACTERIA ANALYSIS SHALL BE BILLED TO THE DEVELOPER. AT NO TIME SHALL A LINE THAT HAS NOT BEEN TESTED AND FOUND FREE OF CONTAMINATION BE CONNECTED TO THE DISTRICT'S WATER SYSTEM.

12. APPROVED BACK FLOW PREVENTION DEVICES SHALL BE INSTALLED FOR ALL IRRIGATION AND PRIVATE FIRE SERVICES.

13. IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE OPERATING WATER SYSTEM IN SATISFACTORY WORKING CONDITION WITH RESPECT TO THE FUNCTIONAL PURPOSES OF THE INSTALLATION. IF THERE ARE ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF THESE PLANS, THE CONTRACTOR IS DIRECTED TO CONTACT THE DESIGN ENGINEER IMMEDIATELY.

14. ALL WATER SYSTEM CONSTRUCTION SHALL CONFORM TO THE VIRGIN VALLEY WATER DISTRICT "DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION".

15. EACH LIVING UNIT SHALL BE PROVIDED WITH A PRESSURE REGULATOR, CLASS 150 (MINIMUM).

16. A CONSTRUCTION PERMIT SHALL BE ISSUED BY THE VIRGIN VALLEY WATER DISTRICT PRIOR TO COMMENCING CONSTRUCTION. ISSUING OF THIS PERMIT SHALL BE CONDITIONED ON THE FOLLOWING:
a. PROVIDE A SET OF APPROVED CONSTRUCTION PLANS.
b. PROVIDE A COPY OF THE PERFORMANCE BOND SUBMITTED TO THE CITY OF MESQUITE.
c. PAY ALL FEES DUE TO THE VIRGIN VALLEY WATER DISTRICT.

17. THE VIRGIN VALLEY WATER DISTRICT SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF SCHEDULING THE FINAL INSPECTION. THE COMPLETION DATE OF THE PROJECT AND THE START OF THE WARRANTY PERIOD SHALL BE DETERMINED BY SATISFYING THE CONDITIONS OF THE FINAL "PUNCH LIST" AND THE SUBMITTAL OF THE "AS-BUILT" DRAWINGS BY THE ENGINEER OF RECORD.

18. WATER METERS MUST BE PURCHASED THROUGH THE VIRGIN VALLEY WATER DISTRICT. INSTALLATION OF WATER METERS MUST BE DONE BY OR AUTHORIZED BY THE WATER DISTRICT AND WILL REQUIRE 24 HOUR NOTICE PRIOR TO INSTALLATION.

19. CONSTRUCTION OF THIS PROJECT SHALL NOT COMMENCE UNTIL TWO (2) SETS OF APPROVED CONSTRUCTION PLANS HAVE BEEN RECEIVED BY THE VIRGIN VALLEY WATER DISTRICT.

REV. 06-01-02
REV. 08-03-04

ADDITIONAL WATER NOTES REQUIRED BY SOUTHERN NEVADA HEALTH DISTRICT

1. ALL CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS"(UDACS) EXCEPT FOR PROJECTS SERVICED BY THE "VIRGIN VALLEY WATER DISTRICT".

2. WATERLINES SHALL BE FLUSHED, TESTED AND DISINFECTED PER "VIRGIN VALLEY WATER DISTRICT DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION", SECTION IX, PRIOR TO BEING PLACED IN SERVICE. A WATER SAMPLE STATION IS REQUIRED FOR NEW SUBDIVISIONS PER "VIRGIN VALLEY WATER DISTRICT DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION", SECTION VIII.B.10.

REV. 07-01-06 (AGENCY NAME CHANGE)

CITY OF MESQUITE FIRE NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF MESQUITE ORDINANCE #316, NFPA 24, 2002 EDITION AND THE INTERNATIONAL FIRE CODE, 2003 EDITION.

2. ON ANY BUILDING CONSTRUCTION SITE, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE MATERIALS ARE DELIVERED TO THE SITE AND CONSTRUCTION COMMENCES. SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH REQUIRED WATER SUPPLY. IFC 508.5

3. IF DURING CONSTRUCTION IT BECOMES NECESSARY TO CLOSE ANY CONTROL VALVE OR PLACE A HYDRANT OUT OF SERVICE, THE CITY OF MESQUITE FIRE DEPARTMENT MUST BE NOTIFIED.

4. THE PAINTING OF CURBS AND/OR STRIPING OF ASPHALT AREAS AND PROTECTION OF HYDRANT FROM PHYSICAL INJURY, SHALL BE PER CITY OF MESQUITE FIRE DEPARTMENT FIRE HYDRANT INSTALLATION/SPECIFICATIONS HANDOUT.

5. NO FIRE HYDRANT SHALL BE LOCATED WITHIN 25 FEET OF ANY STRUCTURE, OR WITHIN 6 FEET OF A DRIVEWAY, POWER POLE, LIGHT STANDARD, OR ANY OTHER OBSTRUCTION. HYDRANTS SHALL MAINTAIN AN UNOBSTRUCTED WIDTH OF 3 FEET, MEASURED FROM THE CENTER, AT ALL TIMES. IFC 508.5.4

6. AT ALL TIMES DURING CONSTRUCTION, FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. IFC 503.2.3

7. PRIOR TO ACCEPTANCE OF ANY PRIVATE FIRE SERVICE MAIN, A SATISFACTORY HYDROSTATIC TEST, WITH JOINTS UNCOVERED, SHALL BE PERFORMED BY THE AHJ. APPROVED PLANS AND A CONTRACTOR'S MATERIALS AND TEST CERTIFICATE SHALL BE PROVIDED AT THE TIME OF INSPECTION BY A STATE CERTIFIED CONTRACTOR. NAC477, IFC 508.4

8. BLUE REFLECTIVE HYDRANT INDICATION MARKERS SHALL BE IN PLACE PRIOR TO FINAL ACCEPTANCE, AS PER THE INTERNATIONAL FIRE CODE AMENDMENTS, SECTION C107.

9. CURBING SHALL BE PAINTED RED, 15 FEET EACH WAY FROM THE CENTER OF THE HYDRANT. IFC 101.3

REV. 05-09-06

CITY OF MESQUITE TRAFFIC NOTES

1. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS IMMEDIATELY AFTER THE FIRST GRADING WORK IS ACCOMPLISHED.

2. ALL CONSTRUCTION SIGNING, BARRICADING AND TRAFFIC DELINEATION SHALL CONFORM TO THE "NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK-1985" AND TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES-2000."

3. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY ENGINEER.

4. THE DEVELOPER SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS AND ALL SIGN POST INSTALLATIONS SHALL CONFORM IN THEIR ENTIRETY TO CITY OF MESQUITE/CLARK COUNTY STANDARDS.

5. IF A PROPOSED STREETLIGHT STANDARD IS FIELD LOCATED TO WITHIN FIVE (5) FEET OF ANY SIGN SHOWN HEREON TO BE MOUNTED ON A SIGN POST, THE POST MOUNTING MAY BE CHANGED TO THE STREETLIGHT STANDARD, WITH THE APPROVAL OF THE CITY ENGINEER.

6. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC INTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

7. PRIOR TO CONSTRUCTION OF THE STREET SIGN, THE CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PUBLIC WORKS DEPARTMENT OF THE CITY OF MESQUITE.

REV. 05-03-02

REVISIONS

NO	DESCRIPTION	DATE	BY	APPROVED

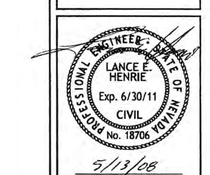
BULLOCH BROTHERS ENGINEERING INC.
CIVIL ENGINEERS-LAND SURVEYORS-LAND PLANNERS
- www.bullochbrothers.com -

3100 W. PINEBROOK RD. SUITE 1000 PARK CITY, UT 84098 (435) 655-0956

750 WEST PIONEER BLVD. MESQUITE, NEVADA 89027 (702) 346-5100

P.O. BOX 3174 CEDAR CITY, UTAH 84720 (435) 586-9592

GENERAL NOTES
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

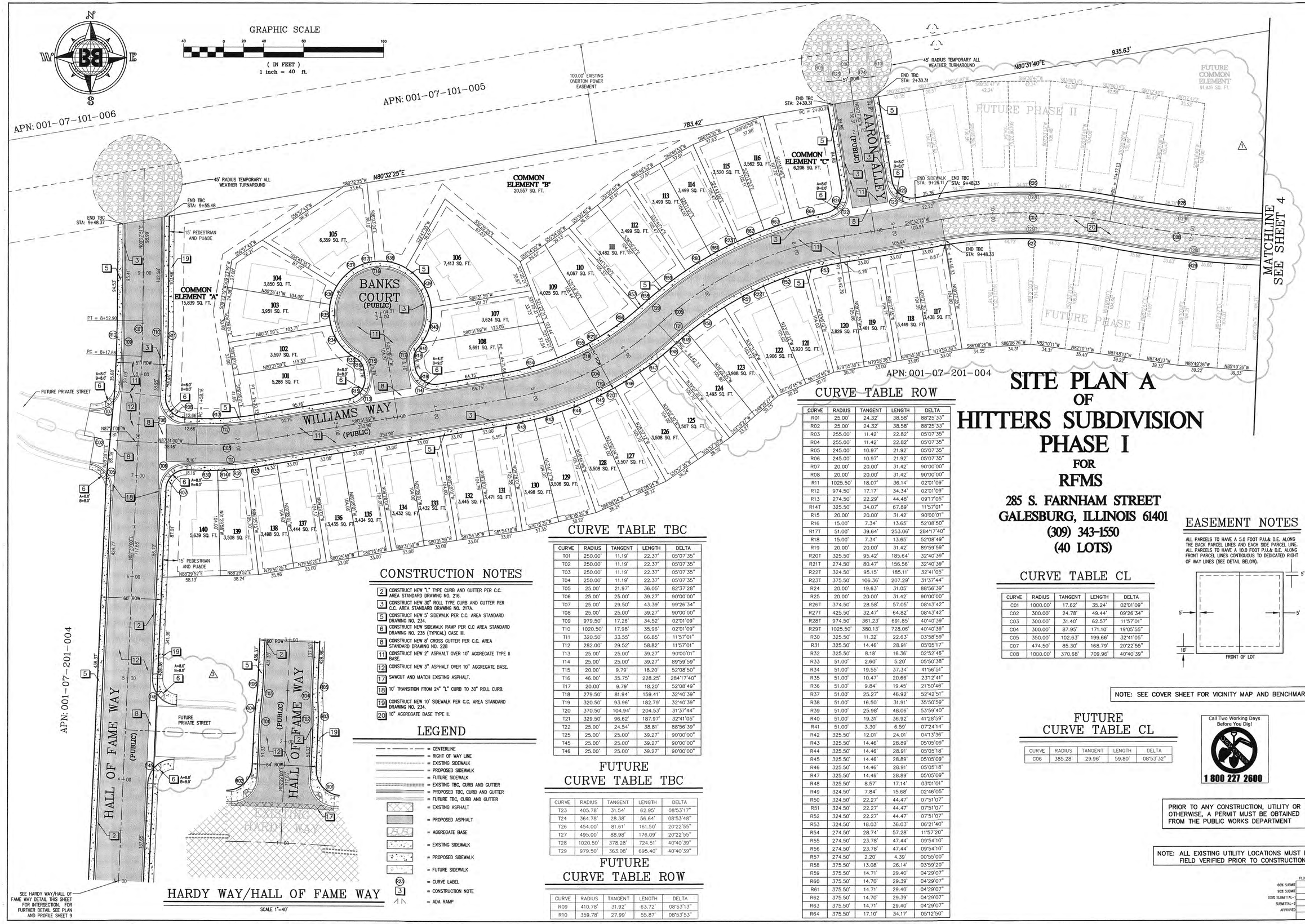


5/13/08

SCALE:	DRAWN BY:	CHECKED BY:
NONE	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	MAY 2008	2 OF 23

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED



CONSTRUCTION NOTES

2. CONSTRUCT NEW "L" TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 216.
3. CONSTRUCT NEW 30" ROLL TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 217A.
5. CONSTRUCT NEW 5' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
6. CONSTRUCT NEW SIDEWALK RAMP PER C.C AREA STANDARD DRAWING NO. 235 (TYPICAL) CASE III.
8. CONSTRUCT NEW 8' CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228
11. CONSTRUCT NEW 2" ASPHALT OVER 10" AGGREGATE TYPE II BASE.
12. CONSTRUCT NEW 3" ASPHALT OVER 10" AGGREGATE BASE.
17. SAWCUT AND MATCH EXISTING ASPHALT.
18. 10' TRANSITION FROM 24" "L" CURB TO 30" ROLL CURB.
19. CONSTRUCT NEW 10' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
20. 10" AGGREGATE BASE TYPE II.

LEGEND

- = CENTERLINE
- = RIGHT OF WAY LINE
- = EXISTING SIDEWALK
- = PROPOSED SIDEWALK
- = FUTURE SIDEWALK
- = EXISTING TBC, CURB AND GUTTER
- = PROPOSED TBC, CURB AND GUTTER
- = FUTURE TBC, CURB AND GUTTER
- = EXISTING ASPHALT
- = PROPOSED ASPHALT
- = AGGREGATE BASE
- = EXISTING SIDEWALK
- = PROPOSED SIDEWALK
- = FUTURE SIDEWALK
- (23) = CURVE LABEL
- 3 = CONSTRUCTION NOTE
- = ADA RAMP

CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T01	250.00'	11.19'	22.37'	05°07'35"
T02	250.00'	11.19'	22.37'	05°07'35"
T03	250.00'	11.19'	22.37'	05°07'35"
T04	250.00'	11.19'	22.37'	05°07'35"
T05	25.00'	21.97'	36.05'	82°37'28"
T06	25.00'	25.00'	39.27'	90°00'00"
T07	25.00'	29.50'	43.39'	99°26'34"
T08	25.00'	25.00'	39.27'	90°00'00"
T09	979.50'	17.26'	34.52'	02°01'09"
T10	1020.50'	17.98'	35.96'	02°01'09"
T11	320.50'	33.55'	66.85'	11°57'01"
T12	282.00'	29.52'	58.82'	11°57'01"
T13	25.00'	25.00'	39.27'	90°00'01"
T14	25.00'	25.00'	39.27'	89°59'59"
T15	20.00'	9.79'	18.20'	52°08'50"
T16	46.00'	35.75'	228.25'	284°17'40"
T17	20.00'	9.79'	18.20'	52°08'49"
T18	279.50'	81.94'	159.41'	32°40'39"
T19	320.50'	93.96'	182.79'	32°40'39"
T20	370.50'	104.94'	204.53'	31°37'44"
T21	329.50'	96.62'	187.97'	32°41'05"
T22	25.00'	24.54'	38.81'	88°56'39"
T25	25.00'	25.00'	39.27'	90°00'00"
T45	25.00'	25.00'	39.27'	90°00'00"
T46	25.00'	25.00'	39.27'	90°00'00"

FUTURE CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T23	405.78'	31.54'	62.95'	08°53'17"
T24	364.78'	28.38'	56.64'	08°53'48"
T26	454.00'	81.61'	161.50'	20°22'55"
T27	495.00'	88.98'	176.09'	20°22'55"
T28	1020.50'	378.28'	724.51'	40°40'39"
T29	979.50'	363.08'	695.40'	40°40'39"

FUTURE CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R09	410.78'	31.92'	63.72'	08°53'13"
R10	359.78'	27.99'	55.87'	08°53'53"

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R01	25.00'	24.32'	38.58'	88°25'33"
R02	25.00'	24.32'	38.58'	88°25'33"
R03	255.00'	11.42'	22.82'	05°07'35"
R04	255.00'	11.42'	22.82'	05°07'35"
R05	245.00'	10.97'	21.92'	05°07'35"
R06	245.00'	10.97'	21.92'	05°07'35"
R07	20.00'	20.00'	31.42'	90°00'00"
R08	20.00'	20.00'	31.42'	90°00'00"
R11	1025.50'	18.07'	36.14'	02°01'09"
R12	974.50'	17.17'	34.34'	02°01'09"
R13	274.50'	22.29'	44.48'	09°17'05"
R14T	325.50'	34.07'	67.89'	11°57'01"
R15	20.00'	20.00'	31.42'	90°00'01"
R16	15.00'	7.34'	13.65'	52°08'50"
R17T	51.00'	39.64'	253.06'	284°17'40"
R18	15.00'	7.34'	13.65'	52°08'49"
R19	20.00'	20.00'	31.42'	89°59'59"
R20T	325.50'	95.42'	185.64'	32°40'39"
R21T	274.50'	80.47'	156.56'	32°40'39"
R22T	324.50'	95.15'	185.11'	32°41'05"
R23T	375.50'	106.36'	207.29'	31°37'44"
R24	20.00'	19.63'	31.05'	88°56'39"
R25	20.00'	20.00'	31.42'	90°00'00"
R26T	374.50'	28.58'	57.05'	08°43'42"
R27T	425.50'	32.47'	64.82'	08°43'42"
R28T	974.50'	361.23'	691.85'	40°40'39"
R29T	1025.50'	380.13'	728.06'	40°40'39"
R30	325.50'	11.32'	22.63'	03°58'59"
R31	325.50'	14.46'	28.91'	05°05'17"
R32	325.50'	8.18'	16.36'	02°52'46"
R33	51.00'	2.60'	5.20'	05°50'38"
R34	51.00'	19.55'	37.34'	41°56'51"
R35	51.00'	10.47'	20.66'	23°12'41"
R36	51.00'	9.84'	19.45'	21°50'46"
R37	51.00'	25.27'	46.92'	52°42'51"
R38	51.00'	16.50'	31.91'	35°50'59"
R39	51.00'	25.98'	48.06'	53°59'40"
R40	51.00'	19.31'	36.92'	41°28'59"
R41	51.00'	3.30'	6.59'	07°24'14"
R42	325.50'	12.01'	24.01'	04°13'36"
R43	325.50'	14.46'	28.89'	05°05'09"
R44	325.50'	14.46'	28.91'	05°05'18"
R45	325.50'	14.46'	28.89'	05°05'09"
R46	325.50'	14.46'	28.91'	05°05'18"
R47	325.50'	14.46'	28.89'	05°05'09"
R48	325.50'	8.57'	17.14'	03°01'01"
R49	324.50'	7.84'	15.68'	02°46'05"
R50	324.50'	22.27'	44.47'	07°51'07"
R51	324.50'	22.27'	44.47'	07°51'07"
R52	324.50'	22.27'	44.47'	07°51'07"
R53	324.50'	18.03'	36.03'	06°21'40"
R54	274.50'	28.74'	57.28'	11°57'20"
R55	274.50'	23.78'	47.44'	09°54'10"
R56	274.50'	23.78'	47.44'	09°54'10"
R57	274.50'	2.20'	4.39'	00°55'00"
R58	375.50'	13.08'	26.14'	03°59'20"
R59	375.50'	14.71'	29.40'	04°29'07"
R60	375.50'	14.70'	29.39'	04°29'07"
R61	375.50'	14.71'	29.40'	04°29'07"
R62	375.50'	14.70'	29.39'	04°29'07"
R63	375.50'	14.71'	29.40'	04°29'07"
R64	375.50'	17.10'	34.17'	05°12'50"

SITE PLAN A OF HITTERS SUBDIVISION PHASE I FOR RFMS

285 S. FARNHAM STREET GALESBURG, ILLINOIS 61401 (309) 343-1550 (40 LOTS)

EASEMENT NOTES

ALL PARCELS TO HAVE A 5.0 FOOT P.U.& D.E. ALONG THE BACK PARCEL LINES AND EACH SIDE PARCEL LINE. ALL PARCELS TO HAVE A 10.0 FOOT P.U.& D.E. ALONG FRONT PARCEL LINES CONTIGUOUS TO DEDICATED RIGHT OF WAY LINES (SEE DETAIL BELOW).

CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C01	1000.00'	17.62'	35.24'	02°01'09"
C02	300.00'	24.78'	49.44'	09°26'34"
C03	300.00'	31.40'	62.57'	11°57'01"
C04	300.00'	87.95'	171.10'	19°05'55"
C05	350.00'	102.63'	199.66'	32°41'05"
C07	474.50'	85.30'	168.79'	20°22'55"
C08	1000.00'	370.68'	709.96'	40°40'39"

FUTURE CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C06	385.28'	29.96'	59.80'	08°53'32"

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

Call Two Working Days Before You Dig!
BLUE STAKE, INC.
1 800 227 2600

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

REVISIONS

NO	DESCRIPTION	DATE	BY	APPROVED
1	REVISE FUTURE PHASE II LOT CONFIGURATION	08/18/08	LH	
2	REVISE LOTS 1-7, 17-24			
3	REVISE 30" TYPE "A" AND VALLEY GUTTER FOR FUTURE PRIVATE STREET	12/09/08	LH	

BULLOCH BROTHERS ENGINEERING INC.
CIVIL ENGINEERS-LAND SURVEYORS-LAND PLANNERS
- www.bullochbrothers.com -

P.O. BOX 3174
CEDAR CITY, UTAH 84720
(435) 586-9592

3100 W. PINEBROOK RD.
SUITE 1000
PARK CITY, UT 84098
(435) 655-0956

750 WEST PIONEER BLVD.
MESQUITE, NEVADA 89027
(702) 346-5100

SITE PLAN A
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18705
STATE OF NEVADA
12-9-08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 40'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	AUG 2008	3 OF 23

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION-PHASE I)\Working Plans\03-SITE PLAN A-REV-12-09-08.dwg, 12/9/2008 2:05:49 PM, Lance

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

APN: 001-07-101-006

APN: 001-07-101-005

100.00' EXISTING OVERTON POWER EASEMENT

783.42'

N80°32'25"E

45' RADIUS TEMPORARY ALL WEATHER TURNAROUND

END TBC STA: 9+55.48

END TBC STA: 9+48.37

15' PEDESTRIAN AND PU&DE

COMMON ELEMENT "A" 15,839 SQ. FT.

COMMON ELEMENT "B" 20,557 SQ. FT.

COMMON ELEMENT "C" 6,206 SQ. FT.

BANKS COURT (PUBLIC)

WILLIAMS WAY (PUBLIC)

AARON ALLEY (PUBLIC)

HALL OF FAME WAY (PUBLIC)

FUTURE PRIVATE STREET

104 3,850 SQ. FT.
103 3,951 SQ. FT.
102 3,597 SQ. FT.
101 5,286 SQ. FT.
105 6,359 SQ. FT.
106 7,413 SQ. FT.
107 3,624 SQ. FT.
108 5,691 SQ. FT.
109 4,025 SQ. FT.
110 4,067 SQ. FT.
111 3,482 SQ. FT.
112 3,499 SQ. FT.
113 3,499 SQ. FT.
114 3,499 SQ. FT.
115 3,520 SQ. FT.
116 3,562 SQ. FT.
117 3,438 SQ. FT.
118 3,449 SQ. FT.
119 3,461 SQ. FT.
120 3,826 SQ. FT.
121 3,920 SQ. FT.
122 3,908 SQ. FT.
123 3,908 SQ. FT.
124 3,493 SQ. FT.
125 3,507 SQ. FT.
126 3,508 SQ. FT.
127 3,507 SQ. FT.
128 3,508 SQ. FT.
129 3,506 SQ. FT.
130 3,498 SQ. FT.
131 3,471 SQ. FT.
132 3,445 SQ. FT.
133 3,432 SQ. FT.
134 3,432 SQ. FT.
135 3,434 SQ. FT.
136 3,435 SQ. FT.
137 3,444 SQ. FT.
138 3,498 SQ. FT.
139 3,508 SQ. FT.
140 5,639 SQ. FT.

FUTURE COMMON ELEMENT

FUTURE PHASE II

FUTURE PHASE

APN: 001-07-201-004

MATCHLINE SEE SHEET 4

HARDY WAY/HALL OF FAME WAY

SCALE 1"=40'

SEE HARDY WAY/HALL OF FAME WAY DETAIL THIS SHEET FOR INTERSECTION. FOR FURTHER DETAIL SEE PLAN AND PROFILE SHEET 9

CONSTRUCTION NOTES

2. CONSTRUCT NEW "L" TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 216.
3. CONSTRUCT NEW 30" ROLL TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 217A.
5. CONSTRUCT NEW 5' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
6. CONSTRUCT NEW SIDEWALK RAMP PER C.C AREA STANDARD DRAWING NO. 235 (TYPICAL) CASE III.
8. CONSTRUCT NEW 8' CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228
11. CONSTRUCT NEW 2" ASPHALT OVER 10" AGGREGATE TYPE II BASE.
12. CONSTRUCT NEW 3" ASPHALT OVER 10" AGGREGATE BASE.
17. SAWCUT AND MATCH EXISTING ASPHALT.
18. 10' TRANSITION FROM 24" "L" CURB TO 30" ROLL CURB.
19. CONSTRUCT NEW 10' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
20. 10" AGGREGATE BASE TYPE II.

LEGEND

- = CENTERLINE
- = RIGHT OF WAY LINE
- = EXISTING SIDEWALK
- = PROPOSED SIDEWALK
- = FUTURE SIDEWALK
- = EXISTING TBC, CURB AND GUTTER
- = PROPOSED TBC, CURB AND GUTTER
- = FUTURE TBC, CURB AND GUTTER
- = EXISTING ASPHALT
- = PROPOSED ASPHALT
- = AGGREGATE BASE
- = EXISTING SIDEWALK
- = PROPOSED SIDEWALK
- = FUTURE SIDEWALK
- (23) = CURVE LABEL
- 3 = CONSTRUCTION NOTE
- = ADA RAMP

CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T01	250.00'	11.19'	22.37'	05°07'35"
T02	250.00'	11.19'	22.37'	05°07'35"
T03	250.00'	11.19'	22.37'	05°07'35"
T04	250.00'	11.19'	22.37'	05°07'35"
T05	25.00'	21.97'	36.05'	82°37'28"
T06	25.00'	25.00'	39.27'	90°00'00"
T07	25.00'	29.50'	43.39'	99°26'34"
T08	25.00'	25.00'	39.27'	90°00'00"
T09	979.50'	17.26'	34.52'	02°01'09"
T10	1020.50'	17.98'	35.96'	02°01'09"
T11	320.50'	33.55'	66.85'	11°57'01"
T12	282.00'	29.52'	58.82'	11°57'01"
T13	25.00'	25.00'	39.27'	90°00'01"
T14	25.00'	25.00'	39.27'	89°59'59"
T15	20.00'	9.79'	18.20'	52°08'50"
T16	46.00'	35.75'	228.25'	284°17'40"
T17	20.00'	9.79'	18.20'	52°08'49"
T18	279.50'	81.94'	159.41'	32°40'39"
T19	320.50'	93.96'	182.79'	32°40'39"
T20	370.50'	104.94'	204.53'	31°37'44"
T21	329.50'	96.62'	187.97'	32°41'05"
T22	25.00'	24.54'	38.81'	88°56'39"
T25	25.00'	25.00'	39.27'	90°00'00"

FUTURE CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T23	405.78'	31.54'	62.95'	08°53'17"
T24	364.78'	28.38'	56.64'	08°53'48"
T26	454.00'	81.61'	161.50'	20°22'55"
T27	495.00'	88.98'	176.09'	20°22'55"
T28	1020.50'	378.28'	724.51'	40°40'39"
T29	979.50'	363.08'	695.40'	40°40'39"

FUTURE CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R09	410.78'	31.92'	63.72'	08°53'13"
R10	359.78'	27.99'	55.87'	08°53'53"

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R01	25.00'	24.32'	38.58'	88°25'33"
R02	25.00'	24.32'	38.58'	88°25'33"
R03	255.00'	11.42'	22.82'	05°07'35"
R04	255.00'	11.42'	22.82'	05°07'35"
R05	245.00'	10.97'	21.92'	05°07'35"
R06	245.00'	10.97'	21.92'	05°07'35"
R07	20.00'	20.00'	31.42'	90°00'00"
R08	20.00'	20.00'	31.42'	90°00'00"
R11	1025.50'	18.07'	36.14'	02°01'09"
R12	974.50'	17.17'	34.34'	02°01'09"
R13	274.50'	22.29'	44.48'	09°17'05"
R14T	325.50'	34.07'	67.89'	11°57'01"
R15	20.00'	20.00'	31.42'	90°00'01"
R16	15.00'	7.34'	13.65'	52°08'50"
R17T	51.00'	39.64'	253.06'	284°17'40"
R18	15.00'	7.34'	13.65'	52°08'49"
R19	20.00'	20.00'	31.42'	89°59'59"
R20T	325.50'	95.42'	185.64'	32°40'39"
R21T	274.50'	80.47'	156.56'	32°40'39"
R22T	324.50'	95.15'	185.11'	32°41'05"
R23T	375.50'	106.36'	207.29'	31°37'44"
R24	20.00'	19.63'	31.05'	88°56'39"
R25	20.00'	20.00'	31.42'	90°00'00"
R26T	374.50'	28.58'	57.05'	08°43'42"
R27T	425.50'	32.47'	64.82'	08°43'42"
R28T	974.50'	361.23'	691.85'	40°40'39"
R29T	1025.50'	380.13'	728.06'	40°40'39"
R30	325.50'	11.32'	22.63'	03°58'59"
R31	325.50'	14.46'	28.91'	05°05'17"
R32	325.50'	8.18'	16.36'	02°52'46"
R33	51.00'	2.60'	5.20'	05°50'38"
R34	51.00'	19.55'	37.34'	41°56'51"
R35	51.00'	10.47'	20.66'	23°12'41"
R36	51.00'	9.84'	19.45'	21°50'46"
R37	51.00'	25.27'	46.92'	52°42'51"
R38	51.00'	16.50'	31.91'	35°50'59"
R39	51.00'	25.98'	48.06'	53°59'40"
R40	51.00'	19.31'	36.92'	41°28'59"
R41	51.00'	3.30'	6.59'	07°24'14"
R42	325.50'	12.01'	24.01'	04°13'36"
R43	325.50'	14.46'	28.89'	05°05'09"
R44	325.50'	14.46'	28.91'	05°05'18"
R45	325.50'	14.46'	28.89'	05°05'09"
R46	325.50'	14.46'	28.91'	05°05'18"
R47	325.50'	14.46'	28.89'	05°05'09"
R48	325.50'	8.57'	17.14'	03°01'01"
R49	324.50'	7.84'	15.68'	02°46'05"
R50	324.50'	22.27'	44.47'	07°51'07"
R51	324.50'	22.27'	44.47'	07°51'07"
R52	324.50'	22.27'	44.47'	07°51'07"
R53	324.50'	18.03'	36.03'	06°21'40"
R54	274.50'	28.74'	57.28'	11°57'20"
R55	274.50'	23.78'	47.44'	09°54'10"
R56	274.50'	23.78'	47.44'	09°54'10"
R57	274.50'	2.20'	4.39'	00°55'00"
R58	375.50'	13.08'	26.14'	03°59'20"
R59	375.50'	14.71'	29.40'	04°29'07"
R60	375.50'	14.70'	29.39'	04°29'07"
R61	375.50'	14.71'	29.40'	04°29'07"
R62	375.50'	14.70'	29.39'	04°29'07"
R63	375.50'	14.71'	29.40'	04°29'07"
R64	375.50'	17.10'	34.17'	05°12'50"

SITE PLAN A OF HITTERS SUBDIVISION PHASE I FOR RFMS

285 S. FARNHAM STREET GALESBURG, ILLINOIS 61401 (309) 343-1550 (40 LOTS)

CURVE TABLE CL

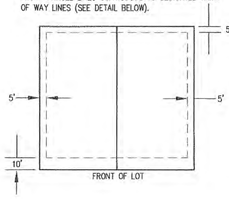
CURVE	RADIUS	TANGENT	LENGTH	DELTA
C01	1000.00'	17.62'	35.24'	02°01'09"
C02	300.00'	24.78'	49.44'	09°26'34"
C03	300.00'	31.40'	62.57'	11°57'01"
C04	300.00'	87.95'	171.10'	19°05'55"
C05	350.00'	102.63'	199.66'	32°41'05"
C07	474.50'	85.30'	168.79'	20°22'55"
C08	1000.00'	370.68'	709.96'	40°40'39"

FUTURE CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C06	385.28'	29.96'	59.80'	08°53'32"

EASEMENT NOTES

ALL PARCELS TO HAVE A 5.0 FOOT P.U.& D.E. ALONG THE BACK PARCEL LINES AND EACH SIDE PARCEL LINE. ALL PARCELS TO HAVE A 10.0 FOOT P.U.& D.E. ALONG FRONT PARCEL LINES CONTIGUOUS TO DEDICATED RIGHT OF WAY LINES (SEE DETAIL BELOW).



NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

Call Two Working Days Before You Dig!
1 800 227 2600

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

REVISIONS			
NO	DESCRIPTION	DATE	BY
1	REVISE FUTURE PHASE II LOT CONFIGURATION REVISE LOTS 117-124	08/18/08	LH

APPROVED

BULLOCH BROTHERS ENGINEERING INC.
CIVIL ENGINEERS-LAND SURVEYORS-LAND PLANNERS
- www.bullochbrothers.com -

3100 W. PINEBROOK RD. SUITE 1000 PARK CITY, UT 84098 (435) 655-0556

750 WEST PIONEER BLVD. MESQUITE, NEVADA 89027 (702) 346-5100

P.O. BOX 3174 CEDAR CITY, UTAH 84720 (435) 586-9592

SITE PLAN A
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

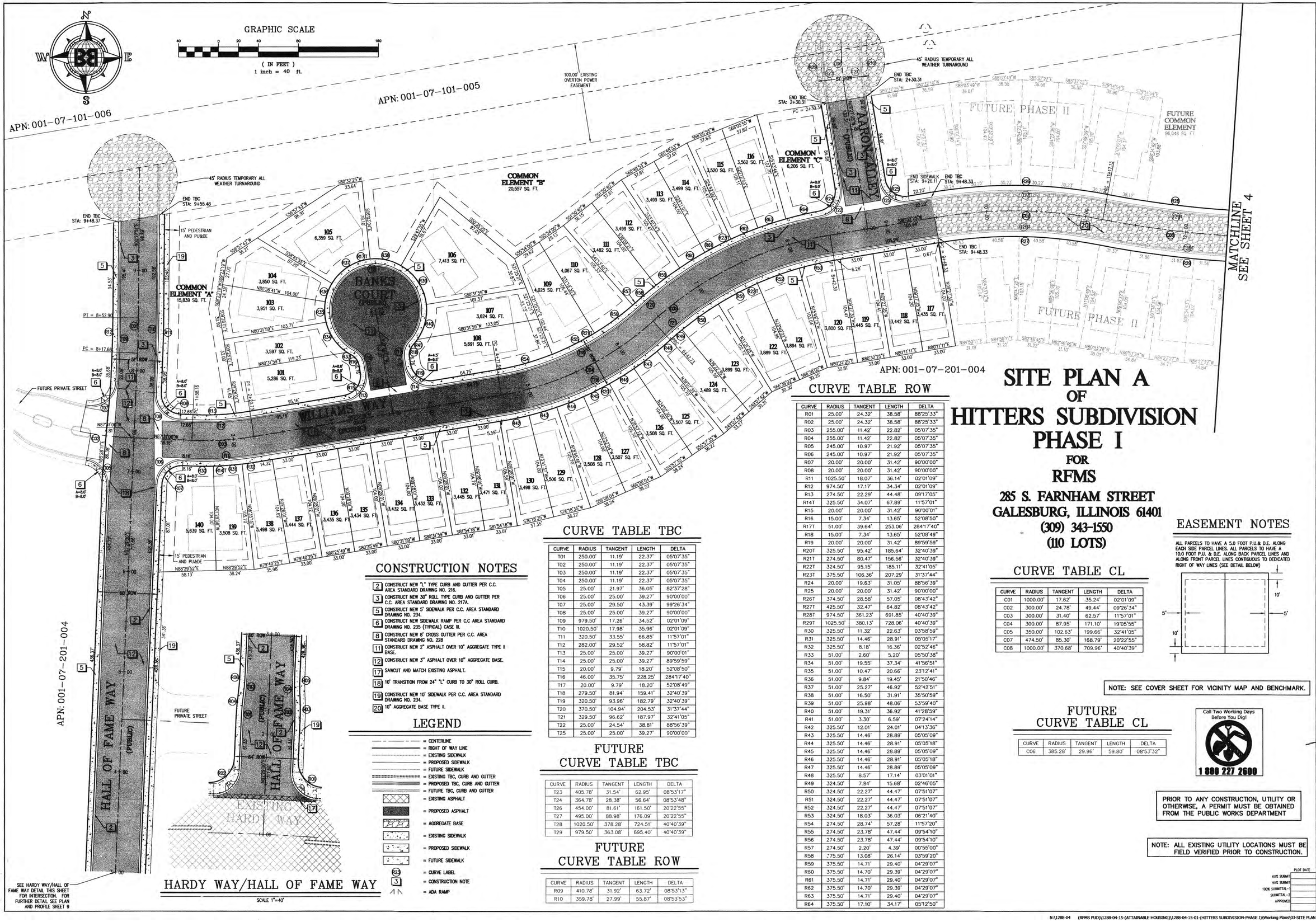
PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
8/20/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 40'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	AUG 2008	3 OF 23

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL
SUBMITTAL-2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION-PHASE I)\Working Plans\Revision 1\01-SITE PLAN A-REV-08-18-08.dwg, 8/19/2008 3:15:01 PM, Burton



CONSTRUCTION NOTES

2. CONSTRUCT NEW "L" TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 216.
3. CONSTRUCT NEW 30" ROLL TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 217A.
5. CONSTRUCT NEW 5' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
6. CONSTRUCT NEW SIDEWALK RAMP PER C.C AREA STANDARD DRAWING NO. 235 (TYPICAL) CASE III.
8. CONSTRUCT NEW 8" CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228
11. CONSTRUCT NEW 2" ASPHALT OVER 10" AGGREGATE TYPE II BASE.
12. CONSTRUCT NEW 3" ASPHALT OVER 10" AGGREGATE BASE.
17. SAWCUT AND MATCH EXISTING ASPHALT.
18. 10' TRANSITION FROM 24" "L" CURB TO 30" ROLL CURB.
19. CONSTRUCT NEW 10' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
20. 10" AGGREGATE BASE TYPE II.

LEGEND

- = CENTERLINE
- = RIGHT OF WAY LINE
- = EXISTING SIDEWALK
- = PROPOSED SIDEWALK
- = FUTURE SIDEWALK
- = EXISTING TBC, CURB AND GUTTER
- = PROPOSED TBC, CURB AND GUTTER
- = FUTURE TBC, CURB AND GUTTER
- = EXISTING ASPHALT
- = PROPOSED ASPHALT
- = AGGREGATE BASE
- = EXISTING SIDEWALK
- = PROPOSED SIDEWALK
- = FUTURE SIDEWALK
- (23) = CURVE LABEL
- 3 = CONSTRUCTION NOTE
- = ADA RAMP

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R01	25.00'	24.32'	38.58'	88°25'33"
R02	25.00'	24.32'	38.58'	88°25'33"
R03	255.00'	11.42'	22.82'	05°07'35"
R04	255.00'	11.42'	22.82'	05°07'35"
R05	245.00'	10.97'	21.92'	05°07'35"
R06	245.00'	10.97'	21.92'	05°07'35"
R07	20.00'	20.00'	31.42'	90°00'00"
R08	20.00'	20.00'	31.42'	90°00'00"
R11	1025.50'	18.07'	36.14'	02°01'09"
R12	974.50'	17.17'	34.34'	02°01'09"
R13	274.50'	22.29'	44.48'	09°17'05"
R14T	325.50'	34.07'	67.89'	11°57'01"
R15	20.00'	20.00'	31.42'	90°00'01"
R16	15.00'	7.34'	13.65'	52°08'50"
R17T	51.00'	39.64'	253.06'	284°17'40"
R18	15.00'	7.34'	13.65'	52°08'49"
R19	20.00'	20.00'	31.42'	89°59'59"
R20T	325.50'	95.42'	185.64'	32°40'39"
R21T	274.50'	80.47'	156.56'	32°40'39"
R22T	324.50'	95.15'	185.11'	32°41'05"
R23T	375.50'	106.36'	207.29'	31°37'44"
R24	20.00'	19.63'	31.05'	88°56'39"
R25	20.00'	20.00'	31.42'	90°00'00"
R26T	374.50'	28.58'	57.05'	08°43'42"
R27T	425.50'	32.47'	64.82'	08°43'42"
R28T	974.50'	361.23'	691.85'	40°40'39"
R29T	1025.50'	380.13'	728.06'	40°40'39"
R30	325.50'	11.32'	22.63'	03°58'59"
R31	325.50'	14.46'	28.91'	05°05'17"
R32	325.50'	8.18'	16.36'	02°52'46"
R33	51.00'	2.60'	5.20'	05°50'38"
R34	51.00'	19.55'	37.34'	41°56'51"
R35	51.00'	10.47'	20.66'	23°12'41"
R36	51.00'	9.84'	19.45'	21°50'46"
R37	51.00'	25.27'	46.92'	52°42'51"
R38	51.00'	16.50'	31.91'	35°50'59"
R39	51.00'	25.98'	48.06'	53°59'40"
R40	51.00'	19.31'	36.92'	41°28'59"
R41	51.00'	3.30'	6.59'	07°24'14"
R42	325.50'	12.01'	24.01'	04°13'36"
R43	325.50'	14.46'	28.89'	05°05'09"
R44	325.50'	14.46'	28.91'	05°05'18"
R45	325.50'	14.46'	28.89'	05°05'09"
R46	325.50'	14.46'	28.91'	05°05'18"
R47	325.50'	14.46'	28.89'	05°05'09"
R48	325.50'	8.57'	17.14'	03°01'01"
R49	324.50'	7.84'	15.68'	02°46'05"
R50	324.50'	22.27'	44.47'	07°51'07"
R51	324.50'	22.27'	44.47'	07°51'07"
R52	324.50'	22.27'	44.47'	07°51'07"
R53	324.50'	18.03'	36.03'	06°21'40"
R54	274.50'	28.74'	57.28'	11°57'20"
R55	274.50'	23.78'	47.44'	09°54'10"
R56	274.50'	23.78'	47.44'	09°54'10"
R57	274.50'	2.20'	4.39'	00°55'00"
R58	275.50'	13.08'	26.14'	03°59'20"
R59	375.50'	14.71'	29.40'	04°29'07"
R60	375.50'	14.70'	29.39'	04°29'07"
R61	375.50'	14.71'	29.40'	04°29'07"
R62	375.50'	14.70'	29.39'	04°29'07"
R63	375.50'	14.71'	29.40'	04°29'07"
R64	375.50'	17.10'	34.17'	05°12'50"

CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T01	250.00'	11.19'	22.37'	05°07'35"
T02	250.00'	11.19'	22.37'	05°07'35"
T03	250.00'	11.19'	22.37'	05°07'35"
T04	250.00'	11.19'	22.37'	05°07'35"
T05	25.00'	21.97'	36.05'	82°37'28"
T06	25.00'	25.00'	39.27'	90°00'00"
T07	25.00'	29.50'	43.39'	99°26'34"
T08	25.00'	25.00'	39.27'	90°00'00"
T09	979.50'	17.26'	34.52'	02°01'09"
T10	1020.50'	17.98'	35.96'	02°01'09"
T11	320.50'	33.55'	66.85'	11°57'01"
T12	282.00'	29.52'	58.82'	11°57'01"
T13	25.00'	25.00'	39.27'	90°00'01"
T14	25.00'	25.00'	39.27'	89°59'59"
T15	20.00'	9.79'	18.20'	52°08'50"
T16	46.00'	35.75'	228.25'	284°17'40"
T17	20.00'	9.79'	18.20'	52°08'49"
T18	279.50'	81.94'	159.41'	32°40'39"
T19	320.50'	93.96'	182.79'	32°40'39"
T20	370.50'	104.94'	204.53'	31°37'44"
T21	329.50'	96.62'	187.97'	32°41'05"
T22	25.00'	24.54'	38.81'	88°56'39"
T25	25.00'	25.00'	39.27'	90°00'00"

FUTURE CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T23	405.78'	31.54'	62.95'	08°53'17"
T24	364.78'	28.38'	56.64'	08°53'48"
T26	454.00'	81.61'	161.50'	20°22'55"
T27	495.00'	88.98'	176.09'	20°22'55"
T28	1020.50'	378.28'	724.51'	40°40'39"
T29	979.50'	363.08'	695.40'	40°40'39"

FUTURE CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R09	410.78'	31.92'	63.72'	08°53'13"
R10	359.78'	27.99'	55.87'	08°53'53"

SITE PLAN A OF HITTERS SUBDIVISION PHASE I FOR RFMS

285 S. FARNHAM STREET GALESBURG, ILLINOIS 61401 (309) 343-1550 (110 LOTS)

EASEMENT NOTES

ALL PARCELS TO HAVE A 5.0 FOOT P.U.& D.E. ALONG EACH SIDE PARCEL LINES. ALL PARCELS TO HAVE A 10.0 FOOT P.U. & D.E. ALONG BACK PARCEL LINES AND ALONG FRONT PARCEL LINES CONTIGUOUS TO DEDICATED RIGHT OF WAY LINES (SEE DETAIL BELOW)

CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C01	1000.00'	17.62'	35.24'	02°01'09"
C02	300.00'	24.78'	49.44'	09°26'34"
C03	300.00'	31.40'	62.57'	11°57'01"
C04	300.00'	87.95'	171.10'	19°05'55"
C05	350.00'	102.63'	199.66'	32°41'05"
C07	474.50'	85.30'	168.79'	20°22'55"
C08	1000.00'	370.68'	709.96'	40°40'39"

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

FUTURE CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C06	385.28'	29.96'	59.80'	08°53'32"

Call Two Working Days Before You Dig!
1 800 227 2600

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

REVISIONS

NO	DESCRIPTION	DATE	BY	APPROVED

BULLOCH BROTHERS ENGINEERING INC.
CIVIL ENGINEERS-LAND SURVEYORS-LAND PLANNERS
www.bullochbrothers.com
P.O. BOX 3174, CEDAR CITY, UTAH 84720, (435) 586-9592
3100 W. PINEBROOK RD. SUITE 1000, PARK CITY, UT 84098, (435) 655-0935
750 WEST PIONEER BLVD. MESQUITE, NEVADA 89027 (702) 346-5100

SITE PLAN A
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

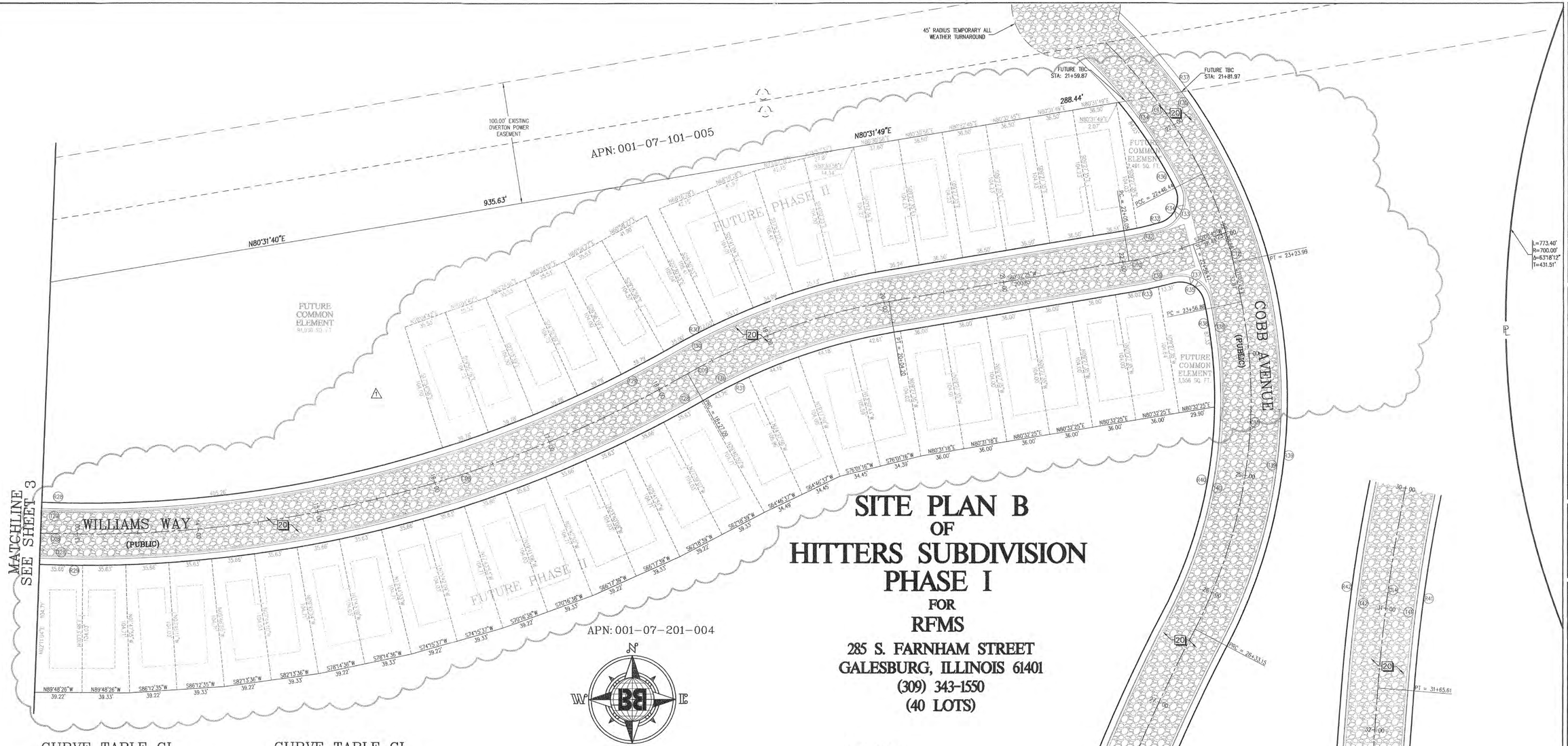
PROFESSIONAL ENGINEER — LANCE E. HENRIE — Exp. 6/30/11 — CIVIL — No. 18706 — STATE OF NEVADA
8/04/08

SCALE: 1" = 40'
DRAWN BY: RLB
CHECKED BY: L.H.
PROJECT NO: 1288-04-15-01
DATE: JUNE 2008
SHEET NO.: 3 OF 23

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION-PHASE I)\Working Plans\03-SITE PLAN A-08-01-08.dwg, 8/1/2008 9:24:13 AM, Burton

SITE PLAN B
OF
HITTERS SUBDIVISION
PHASE I
FOR
RFMS
285 S. FARNHAM STREET
GALESBURG, ILLINOIS 61401
(309) 343-1550
(40 LOTS)



CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C08	1000.00'	370.68'	709.96'	40°40'39"
C09	500.00'	89.49'	177.11'	20°17'44"
C10	300.00'	27.29'	54.42'	10°23'540"
C11	407.33'	67.53'	133.84'	18°49'36"
C12	285.00'	39.01'	77.54'	15°35'20"
C13	402.83'	143.83'	276.29'	39°17'49"
C14	1300.00'	184.77'	367.09'	16°10'44"

CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T43	25.00'	24.68'	38.95'	89°15'31"
T44	25.00'	25.00'	39.27'	90°00'00"

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R28	974.50'	361.23'	691.85'	40°40'39"
R29	1025.50'	380.13'	728.06'	40°40'39"
R30	525.50'	94.06'	186.14'	20°17'44"
R31	474.50'	84.93'	168.08'	20°17'44"
R32	274.50'	15.24'	30.45'	06°21'22"
R33	325.50'	16.91'	33.79'	05°56'54"
R34	20.00'	24.42'	35.38'	101°21'48"
R35	20.00'	21.00'	32.39'	92°47'36"
R36	381.83'	63.30'	125.47'	18°49'36"
R37	432.83'	156.12'	299.66'	39°40'05"
R38	372.83'	43.86'	87.33'	13°25'14"
R39	432.83'	132.51'	257.188'	34°02'41"
R40	372.83'	89.17'	175.05'	26°54'05"
R41	1270.00'	180.51'	358.62'	16°10'44"
R42	1330.00'	189.04'	375.56'	16°10'44"
R43	25.00'	24.62	38.89	89°07'28"
R44	25.00'	25.00	39.27	90°00'00"

FUTURE CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T26	454.00'	81.61'	161.50'	20°22'55"
T27	495.00'	88.98'	176.09'	20°22'55"
T28	1020.50'	378.28'	724.51'	40°40'39"
T29	979.50'	363.08'	695.40	40°40'39"
T30	520.50'	93.16'	184.37'	20°17'44"
T31	479.50'	85.82'	169.85'	20°17'44"
T32	279.50'	15.52'	31.01	06°21'22"
T33	25.00'	30.52'	44.23'	101°21'48"
T34	386.83'	64.13'	127.11'	18°49'36"
T35	427.83	154.32	296.20'	39°40'05"
T36	320.50'	16.65'	33.27'	05°56'54"
T37	25.00'	26.25'	40.49'	92°47'36"
T38	377.83'	20.72'	41.39'	06°16'38"
T39	427.83'	130.98'	254.21'	34°02'41"
T40	377.83''	115.68'	224.50'	34°0241"
T41	1275.00'	181.22'	360.03'	16°10'44"
T42	1325.00'	188.33'	374.15'	16°140'44"

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

- = PROPERTY LINE
- = RIGHT OF WAY LINE
- = EXISTING TBC, CURB AND GUTTER
- = FUTURE TBC, CURB AND GUTTER
- = EXISTING ASPHALT
- = AGGREGATE BASE
- = EXISTING SIDEWALK
- (R27) = CURVE LABEL

CONSTRUCTION NOTES

- 2 CONSTRUCT NEW "L" TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 216.
- 6 CONSTRUCT NEW SIDEWALK RAMP PER C.C AREA STANDARD DRAWING NO. 235 (TYPICAL) CASE III.
- 8 CONSTRUCT NEW 8' CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228
- 17 SAWCUT AND MATCH EXISTING ASPHALT.
- 20 10" AGGREGATE TYPE II BASE.
- 23 REMOVE AND AND DISPOSE OF EXISTING CURB, GUTTER AND SIDEWALK.

Call Two Working Days Before You Dig!
DIGLINE
1 800 227 2600

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

REVISIONS				
NO	DESCRIPTION	DATE	BY	APPROVED
1	REVISE FUTURE PHASE II LOT CONFIGURATION	08/18/08	LH	

BULLOCH BROTHERS ENGINEERING INC.
CIVIL ENGINEERS-LAND SURVEYORS-LAND PLANNERS
– www.bullochbrothers.com –

P.O. BOX 3174
CEDAR CITY, UTAH 84720
(435) 586-9592

3100 W. PIONEROCK RD.
SUITE 1000
PARK CITY, UT 84098
(435) 655-0956

750 WEST PIONEER BLVD.
MESQUITE, NEVADA 89027
(702) 346-5100

SITE PLAN B
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER / STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
8/20/08

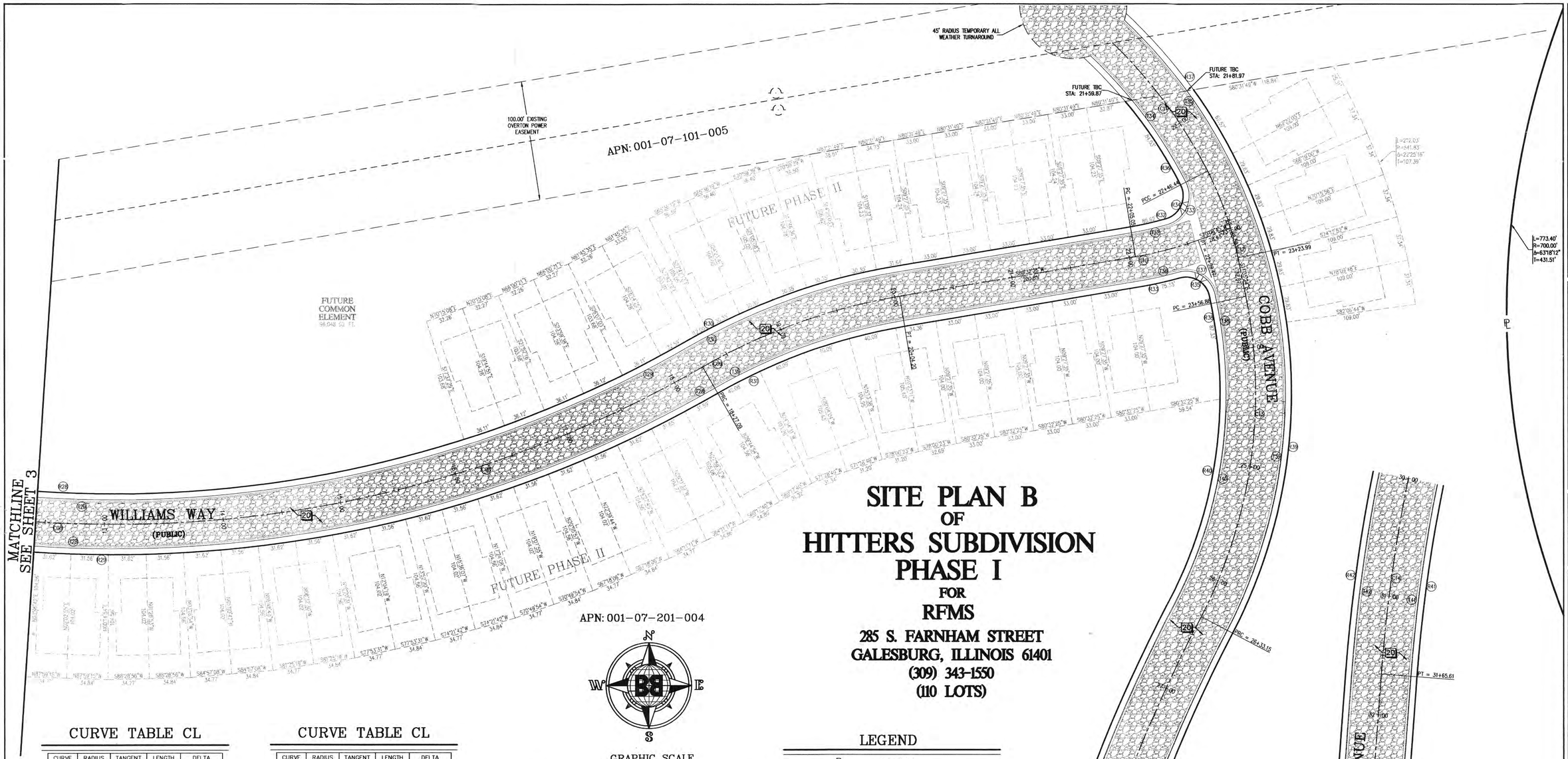
SCALE:	DRAWN BY:	CHECKED BY:
1" = 40'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	AUG 2008	4 OF 23

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION-PHASE I)\Working Plans\Revision 1\04-SITE PLAN B-REV-08-18-08.dwg, 8/19/2008 9:52:03 AM, Burton

SITE PLAN B
OF
HITTERS SUBDIVISION
PHASE I
FOR
RFMS
285 S. FARNHAM STREET
GALESBURG, ILLINOIS 61401
(309) 343-1550
(110 LOTS)



CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C08	1000.00'	370.68'	709.96'	40°40'39"
C09	500.00'	89.49'	177.11'	20°17'44"
C10	300.00'	27.29'	54.42'	10°23'540"
C11	407.33'	67.53'	133.84'	18°49'36"
C12	285.00'	39.01'	77.54'	15°35'20"
C13	402.83'	143.83'	276.29'	39°17'49"
C14	1300.00'	184.77'	367.09'	16°10'44"

CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T43	25.00'	24.68'	38.95'	89°15'31"
T44	25.00'	25.00'	39.27'	90°00'00"

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R28	974.50'	361.23'	691.85'	40°40'39"
R29	1025.50'	380.13'	728.06'	40°40'39"
R30	525.50'	94.06'	186.14'	20°17'44"
R31	474.50'	84.93'	168.08'	20°17'44"
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R34	20.00'	24.42'	35.38'	101°21'48"
R35	20.00'	21.00'	32.39'	92°47'36"
R36	381.83'	63.30'	125.47'	18°49'36"
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R40	372.83'	89.17'	175.05'	26°54'05"
R41	1270.00'	180.51'	358.62'	16°10'44"
R42	1330.00'	189.04'	375.56'	16°10'44"
R43	25.00'	24.62	38.89	89°07'28"
R44	25.00'	25.00	39.27	90°00'00"

FUTURE CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T26	454.00'	81.61'	161.50'	20°22'55"
T27	495.00'	88.98'	176.09'	20°22'55"
T28	1020.50'	378.28'	724.51'	40°40'39"
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T35	427.83	154.32	296.20'	39°40'05"
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T39	427.83'	130.98'	254.21'	34°02'41"
T40	377.83"	115.68'	224.50'	34°02'41"
T41	1275.00'	181.22'	360.03'	16°10'44"
T42	1325.00'	188.33'	374.15'	16°10'44"

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CONSTRUCTION NOTES

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- 6 CONSTRUCT NEW SIDEWALK RAMP PER C.C AREA STANDARD DRAWING NO. 235 (TYPICAL) CASE III.
- 8 CONSTRUCT NEW 8" CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228
- 17 SAWCUT AND MATCH EXISTING ASPHALT.
- 20 10" AGGREGATE TYPE II BASE.
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LEGEND

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- = RIGHT OF WAY LINE
- = EXISTING TBC, CURB AND GUTTER
- = FUTURE TBC, CURB AND GUTTER
- = EXISTING ASPHALT
- = AGGREGATE BASE
- = EXISTING SIDEWALK
- (#27) = CURVE LABEL

Call Two Working Days Before You Dig!
1 800 227 2600

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

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NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

REVISIONS				
NO	DESCRIPTION	DATE	BY	APPROVED

BULLOCH BROTHERS ENGINEERING INC.
CIVIL ENGINEERS–LAND SURVEYORS–LAND PLANNERS
– www.bullochbrothers.com –

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PARK CITY, UT 84098
(435) 655-0956

750 WEST PIONEER BLVD.
MESQUITE, NEVADA 89027
(702) 346-5100

P.O. BOX 3174
CEDAR CITY, UTAH 84720
(435) 586-9592

SITE PLAN B
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER – STATE OF NEVADA
LANCE HENRIE
Exp. 6/30/11
CIVIL
No. 18706
6/4/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 40'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	MAY 2008	4 OF 23

PLOT DATE
60% SUBMIT
90% SUBMITTAL
100% SUBMITTAL
SUBMITTAL-2
APPROVED

DISCLAIMER:

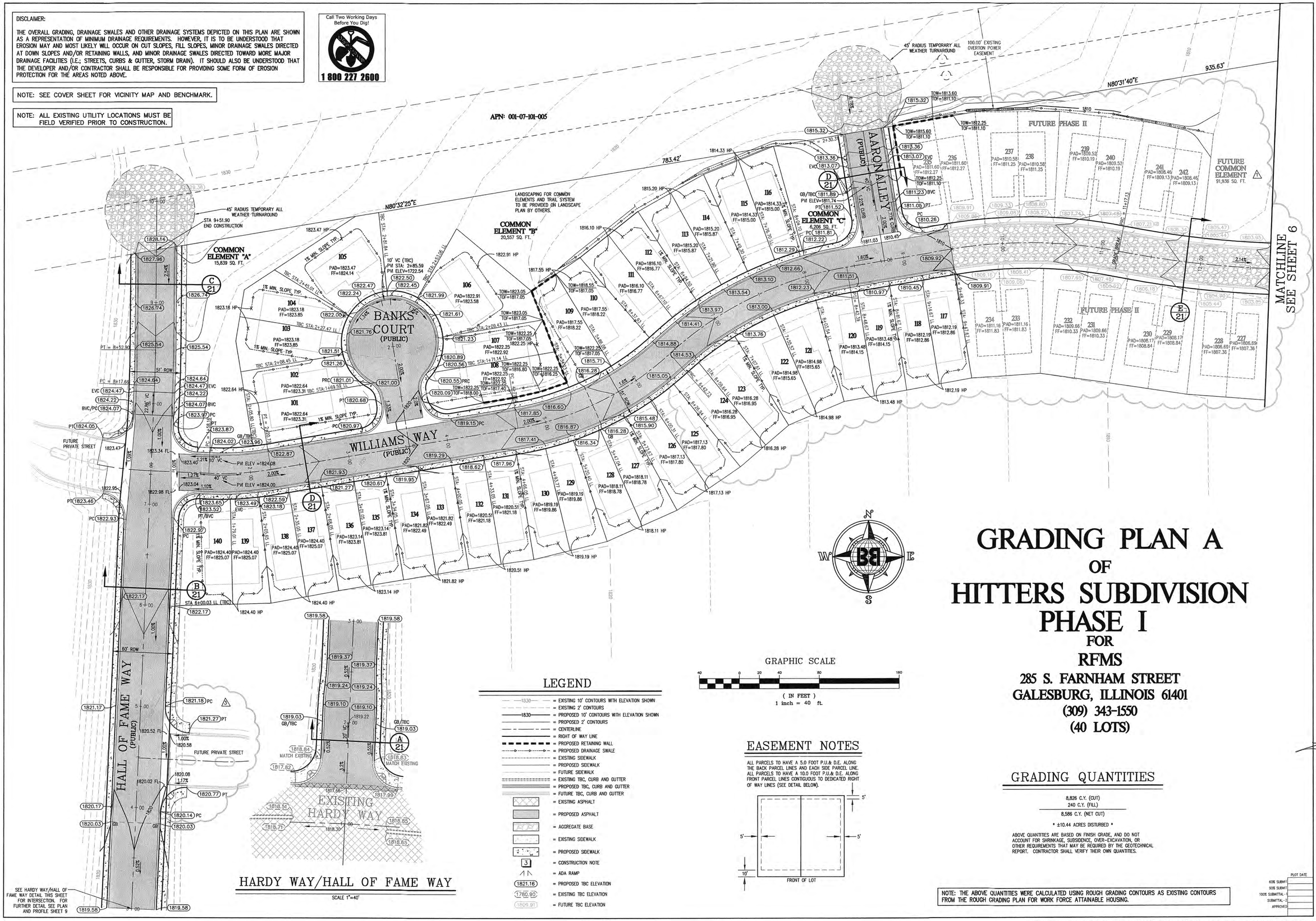
THE OVERALL GRADING, DRAINAGE SWALES AND OTHER DRAINAGE SYSTEMS DEPICTED ON THIS PLAN ARE SHOWN AS A REPRESENTATION OF MINIMUM DRAINAGE REQUIREMENTS. HOWEVER, IT IS TO BE UNDERSTOOD THAT EROSION MAY AND MOST LIKELY WILL OCCUR ON CUT SLOPES, FILL SLOPES, MINOR DRAINAGE SWALES DIRECTED AT DOWN SLOPES AND/OR RETAINING WALLS, AND MINOR DRAINAGE SWALES DIRECTED TOWARD MORE MAJOR DRAINAGE FACILITIES (I.E.; STREETS, CURBS & GUTTER, STORM DRAIN). IT SHOULD ALSO BE UNDERSTOOD THAT THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SOME FORM OF EROSION PROTECTION FOR THE AREAS NOTED ABOVE.

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

Call Two Working Days Before You Dig!

1 800 227 2600



HARDY WAY/HALL OF FAME WAY

SCALE 1"=40'

LEGEND

- = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
- = EXISTING 2' CONTOURS
- = PROPOSED 10' CONTOURS WITH ELEVATION SHOWN
- = PROPOSED 2' CONTOURS
- = CENTERLINE
- = RIGHT OF WAY LINE
- = PROPOSED RETAINING WALL
- = PROPOSED DRAINAGE SWALE
- = EXISTING SIDEWALK
- = PROPOSED SIDEWALK
- = FUTURE SIDEWALK
- = EXISTING TBC, CURB AND GUTTER
- = PROPOSED TBC, CURB AND GUTTER
- = FUTURE TBC, CURB AND GUTTER
- = EXISTING ASPHALT
- = PROPOSED ASPHALT
- = AGGREGATE BASE
- = EXISTING SIDEWALK
- = PROPOSED SIDEWALK
- 3 = CONSTRUCTION NOTE
- = ADA RAMP
- 1821.16 = PROPOSED TBC ELEVATION
- 1780.90 = EXISTING TBC ELEVATION
- 1809.91 = FUTURE TBC ELEVATION

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

EASEMENT NOTES

ALL PARCELS TO HAVE A 5.0 FOOT P.U.& D.E. ALONG THE BACK PARCEL LINES AND EACH SIDE PARCEL LINE. ALL PARCELS TO HAVE A 10.0 FOOT P.U.& D.E. ALONG FRONT PARCEL LINES CONTIGUOUS TO DEDICATED RIGHT OF WAY LINES (SEE DETAIL BELOW).

GRADING PLAN A OF HITTERS SUBDIVISION PHASE I

FOR

RFMS

285 S. FARNHAM STREET
GALESBURG, ILLINOIS 61401
(309) 343-1550
(40 LOTS)

GRADING QUANTITIES

8,826 C.Y. (CUT)
240 C.Y. (FILL)
8,586 C.Y. (NET CUT)

* ±10.44 ACRES DISTURBED *

ABOVE QUANTITIES ARE BASED ON FINISH GRADE, AND DO NOT ACCOUNT FOR SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION, OR OTHER REQUIREMENTS THAT MAY BE REQUIRED BY THE GEOTECHNICAL REPORT. CONTRACTOR SHALL VERIFY THEIR OWN QUANTITIES.

NOTE: THE ABOVE QUANTITIES WERE CALCULATED USING ROUGH GRADING CONTOURS AS EXISTING CONTOURS FROM THE ROUGH GRADING PLAN FOR WORK FORCE ATTAINABLE HOUSING.

REVISIONS			
NO	DESCRIPTION	DATE	BY	APPROVED
1	REVISE FUTURE PHASE II LOT CONFIGURATION AND PAD GRADES, REVISE LOTS 117-124	08/18/08	LH	
2	REVISE TO 2' CONCRETE VALLEY GUTTER FOR FUTURE PRIVATE STREET	12/09/08	LH	

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SUITE 1000
PARK CITY, UT 84098
(435) 655-0956

750 WEST PIONEER BLVD.
MESQUITE, NEVADA 89027
(702) 346-5100

GRADING PLAN A
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE F. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
12-9-08

SCALE:	1" = 40'
DRAWN BY:	RLB
CHECKED BY:	L.H.
PROJECT NO:	1288-04-15-01
DATE:	AUG 2008
SHEET NO.:	5 OF 23

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

DISCLAIMER:

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NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

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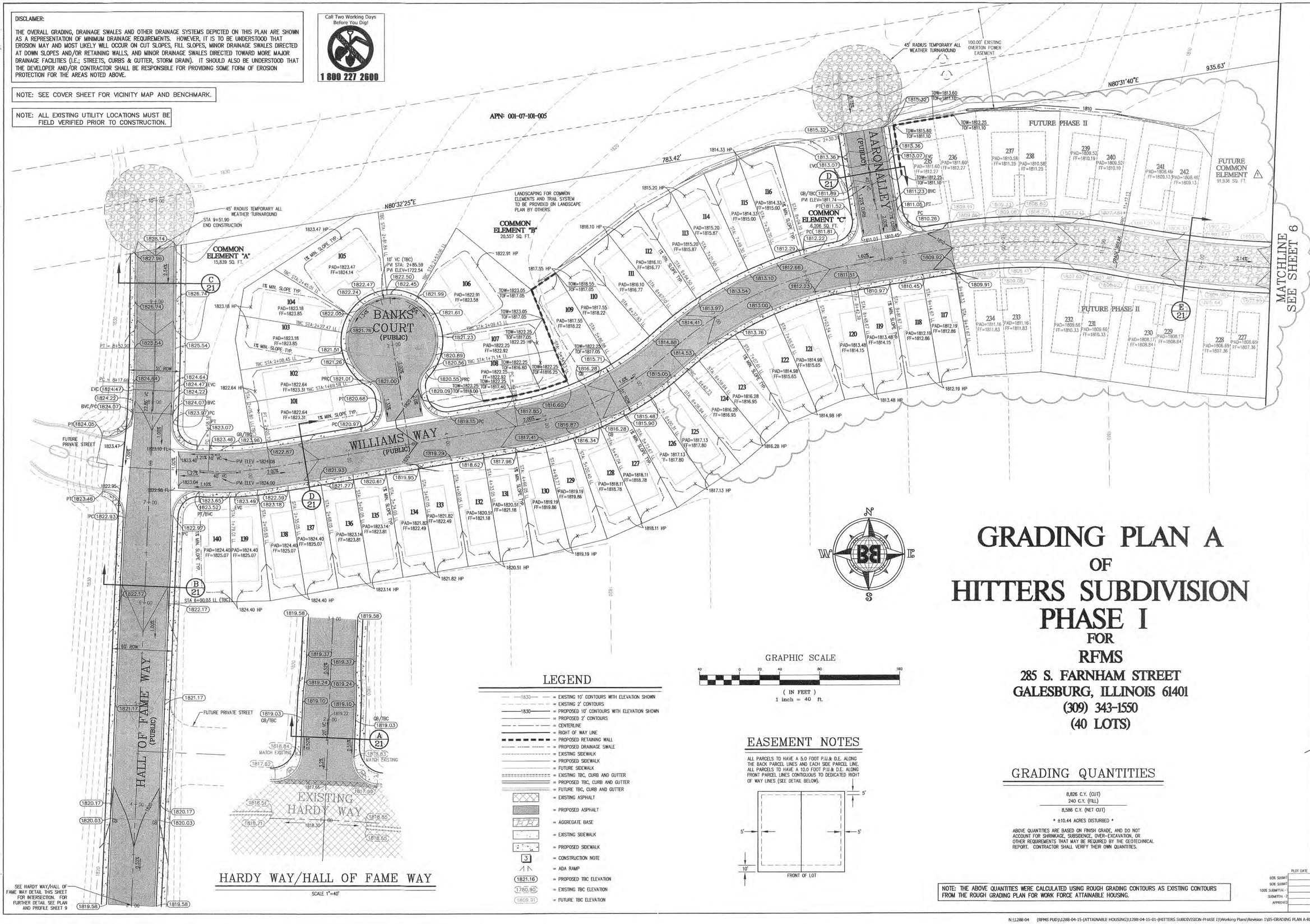

HARDY WAY/HALL OF FAME WAY

SCALE 1"=40'

LEGEND

- 1830 = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
- = EXISTING 2' CONTOURS
- 1830 = PROPOSED 10' CONTOURS WITH ELEVATION SHOWN
- = PROPOSED 2' CONTOURS
- = CENTERLINE
- = RIGHT OF WAY LINE
- = PROPOSED RETAINING WALL
- = PROPOSED DRAINAGE SWALE
- = EXISTING SIDEWALK
- = PROPOSED SIDEWALK
- = FUTURE SIDEWALK
- = EXISTING TBC, CURB AND GUTTER
- = PROPOSED TBC, CURB AND GUTTER
- = FUTURE TBC, CURB AND GUTTER
- = EXISTING ASPHALT
- = PROPOSED ASPHALT
- = AGGREGATE BASE
- = EXISTING SIDEWALK
- = PROPOSED SIDEWALK
- 3 = CONSTRUCTION NOTE
- = ADA RAMP
- (1821.16) = PROPOSED TBC ELEVATION
- (1780.90) = EXISTING TBC ELEVATION
- (1809.91) = FUTURE TBC ELEVATION

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

EASEMENT NOTES

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GRADING PLAN A
OF
HITTERS SUBDIVISION PHASE I
FOR
RFMS
285 S. FARNHAM STREET
GALESBURG, ILLINOIS 61401
(309) 343-1550
(40 LOTS)

GRADING QUANTITIES

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240 C.Y. (FILL)
8,586 C.Y. (NET CUT)

* ±10.44 ACRES DISTURBED *

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NO.	REVISIONS DESCRIPTION	DATE	BY	APPROVED
1	REVISE FUTURE PHASE CONFIGURATION AND P.AD GRADES, REVISE LOTS 117-124	08/18/08	LH	

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SUITE 1000
PARK CITY, UT 84098
(435) 655-0956
P.O. BOX 3174
CEDAR CITY, UTAH 84720
(435) 586-9592

GRADING PLAN A
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
LANCE F. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
8/20/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 40'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	AUG 2008	5 OF 23

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL - 1
SUBMITTAL - 2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION-PHASE I)\Working Plans\Revision 1\05-GRADING PLAN A-REV-08-18-08.dwg, 8/19/2008 3:16:45 PM, Burton

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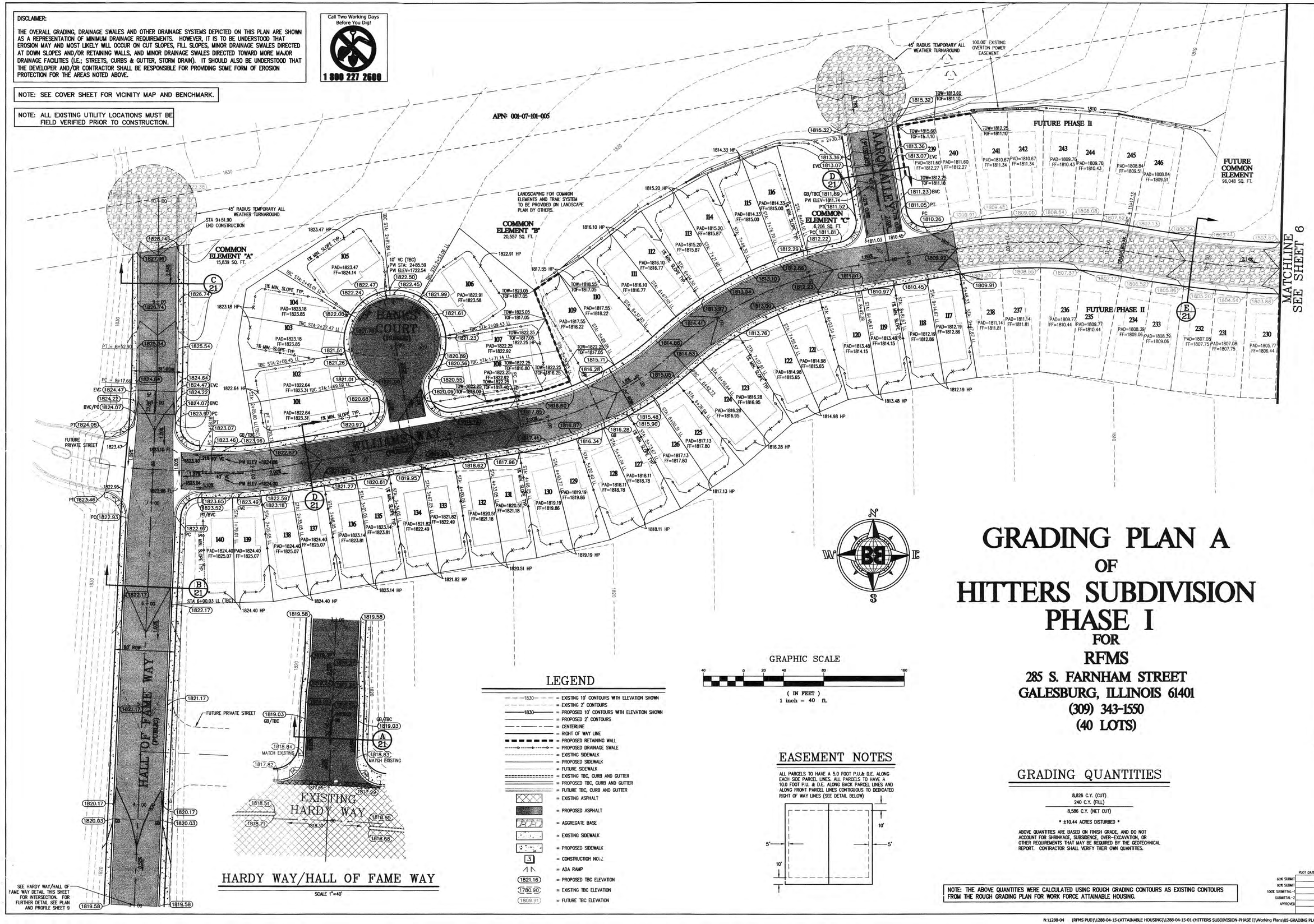

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LEGEND

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(IN FEET)
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FOR
RFMS
285 S. FARNHAM STREET
GALESBURG, ILLINOIS 61401
(309) 343-1550
(40 LOTS)

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REVISIONS			
NO	DESCRIPTION	DATE	BY	APPROVED

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GRADING PLAN A
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER
LANCE F. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
STATE OF NEVADA
8/04/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 40'	RLB	L.H.
PROJECT NO: 1288-04-15-01	DATE: JUNE 2008	SHEET NO.: 5 OF 23

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION-PHASE I)\Working Plans\05-GRADING PLAN A-08-01-08.dwg, 8/1/2008 10:25:33 AM, Burton

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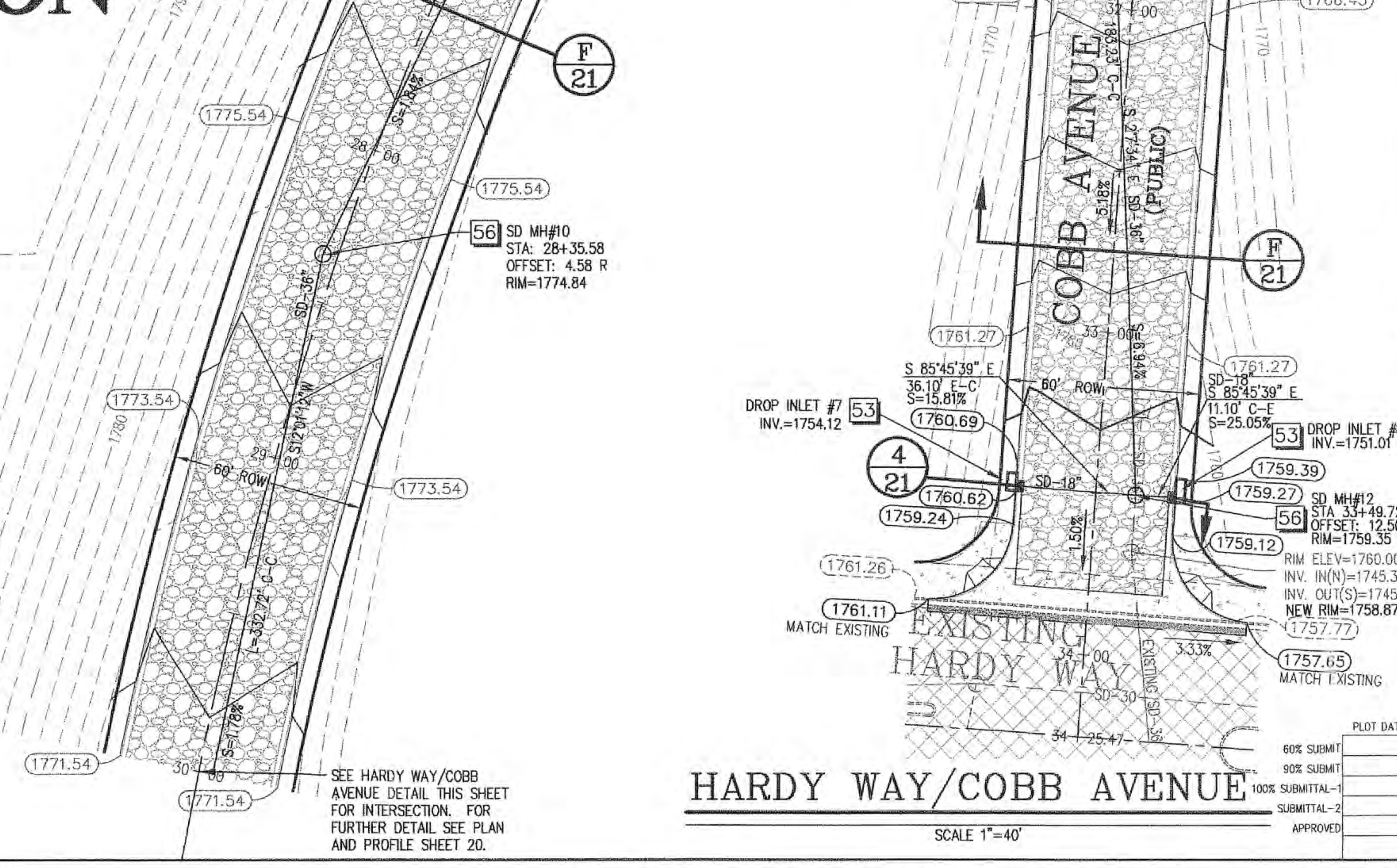

GRADING PLAN B
OF
HITTERS SUBDIVISION
PHASE I
FOR
RFMS

285 S. FARNHAM STREET
GALESBURG, ILLINOIS 61401
(309) 343-1550
(40 LOTS)

DROP INLET TABLE

DROP INLET	TYPE	LENGTH	DEPTH	# OF GRATES	INV. IN	INV. OUT	HGL
1	C	20.0'	6.42'	5	1792.40	1792.20	1796.55
2	C	10.0'	6.30'	1	N/A	1792.57	1797.34
3	C	10.0'	7.36'	2	N/A	1778.34	1780.55
4	C	10.0'	6.88'	2	N/A	1778.31	1780.65
5	C	10.0'	6.46'	2	N/A	1772.25	1774.63
6	C	5.0'	7.11'	1	N/A	1771.72	1774.32
7	C	5.0'	6.0'	1	N/A	1754.12	1755.62
8	C	7.0'	7.76'	1	N/A	1751.01	1752.51

STORM DRAIN MANHOLE TABLE

SD MH#	STATION	OFFSET	TYPE	RIM ELEV.	INV. IN #1	INV. IN #2	INV. IN #3	INV. OUT	HGL
1	15+93.11	10.28 L	I, 60"	1796.57	N/A	N/A	1790.20 (NW)	1789.70 (E)	1791.70
2	17+72.59	7.50 L	I, 60"	1793.79	N/A	N/A	1786.54 (W)	1786.34 (E)	1788.34
3	19+10.42	13.00 L	I, 60"	1791.48	N/A	N/A	1784.31 (W)	1784.11 (E)	1786.11
4	19+99.58	13.00 L	I, 60"	1790.04	N/A	N/A	1782.91 (W)	1782.71 (E)	1784.71
5	22+26.08	12.51 L	I, 60"	1785.54	1778.16 (N)	1778.16 (S)	1777.66 (W)	1777.46 (E)	1780.47
6	22+87.98	8.35 R	III, 60"	1785.76	N/A	1777.02 (W)	1776.52 (N)	1776.02 (S)	1779.02
7	22+10.79	0.06 R	I, 60"	1787.62	N/A	N/A	1778.17 (N)	1777.97 (S)	1780.47
8	24+16.86	4.17 L	III, 60"	1783.24	N/A	N/A	1773.88 (N)	1773.68 (S)	1776.68
9	26+13.53	4.03 R	III, 60"	1779.30	1771.63(E)	1771.63(W)	1770.13 (N)	1769.93 (S)	1774.26
10	28+35.58	4.58 R	III, 60"	1774.84	N/A	N/A	1765.91 (N)	1765.71 (S)	1770.67
11	31+67.63	7.81 R	III, 60"	1767.96	N/A	1760.86 (W)	1759.86 (N)	1759.66 (S)	1762.66
12	33+49.72	12.50 L	III, 60"	1759.35	1748.73	1748.73	1747.23 (N)	1747.03 (S)	1752.02
13	21+43.68	1.00' L	I, 60"	1789.06	N/A	1779.93(NW)	1779.93 (N)	1779.43 (S)	1781.93

LEGEND

- 1780 = EXISTING 10' CONTOURS WITH ELEVATIONS SHOWN
- = EXISTING 2' CONTOURS
- 1800 = PROPOSED 10' CONTOURS WITH ELEVATIONS SHOWN
- = PROPOSED 2' CONTOURS
- = RIGHT OF WAY LINE
- = EXISTING TBC, CURB AND GUTTER
- = FUTURE TBC, CURB AND GUTTER
- = EXISTING ASPHALT
- = AGGREGATE BASE
- = EXISTING SIDEWALK
- = PROPOSED DRAINAGE SWALE
- SD-36" = EXISTING STORM DRAIN WITH SIZE SHOWN
- SD-36" = PROPOSED STORM DRAIN WITH SIZE SHOWN
- (1786.11) = FUTURE TBC ELEVATION

CONSTRUCTION NOTES

48 STUB NEW STORM DRAIN LINE FOR FUTURE CONNECTION AT INVERT ELEVATION INDICATED.

53 CONSTRUCT NEW TYPE "C" DROP INLET PER C.C. AREA STANDARD DRAWING NO. 413.

55 INSTALL NEW 60" STORM DRAIN MANHOLE PER C.C. AREA STANDARD DRAWING NO. 403.

56 INSTALL NEW TYPE III STORM DRAIN MANHOLE PER C.C. AREA STANDARD DRAWING NO. 406.

57 PROVIDE LOOSE RIP-RAP FOR OUTLET PROTECTION ACCORDINGLY: D50=6", DEPTH=1.5', LENGTH=10.0', WIDTH=6.0'.

58 PROVIDE LOOSE RIP-RAP FOR INLET PROTECTION ACCORDINGLY: D50=6", DEPTH=1.0', LENGTH=6.0', WIDTH=6.0'.

GRADING QUANTITIES

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REVISIONS

NO	DESCRIPTION	DATE	BY	APPROVED
1	REVISE FUTURE PHASE II LOT CONFIGURATION AND PAD GRADES.	08/18/08	LH	
A	Utility changes only	9-3-08		[signature]

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750 WEST PIONEER BLVD. MESQUITE, NEVADA 89027, (702) 346-5100

GRADING PLAN B
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER - STATE OF NEVADA - LANCE E. HENRIE - Exp. 6/30/11 - CIVIL - No. 18706
8/20/08

SCALE:	1" = 40'
DRAWN BY:	RLB
CHECKED BY:	L.H.
PROJECT NO:	1288-04-15-01
DATE:	AUG 2008
SHEET NO.:	6 OF 23

PLOT DATE: 60% SUBMIT / 90% SUBMIT / 100% SUBMITTAL-1 / SUBMITTAL-2 / APPROVED

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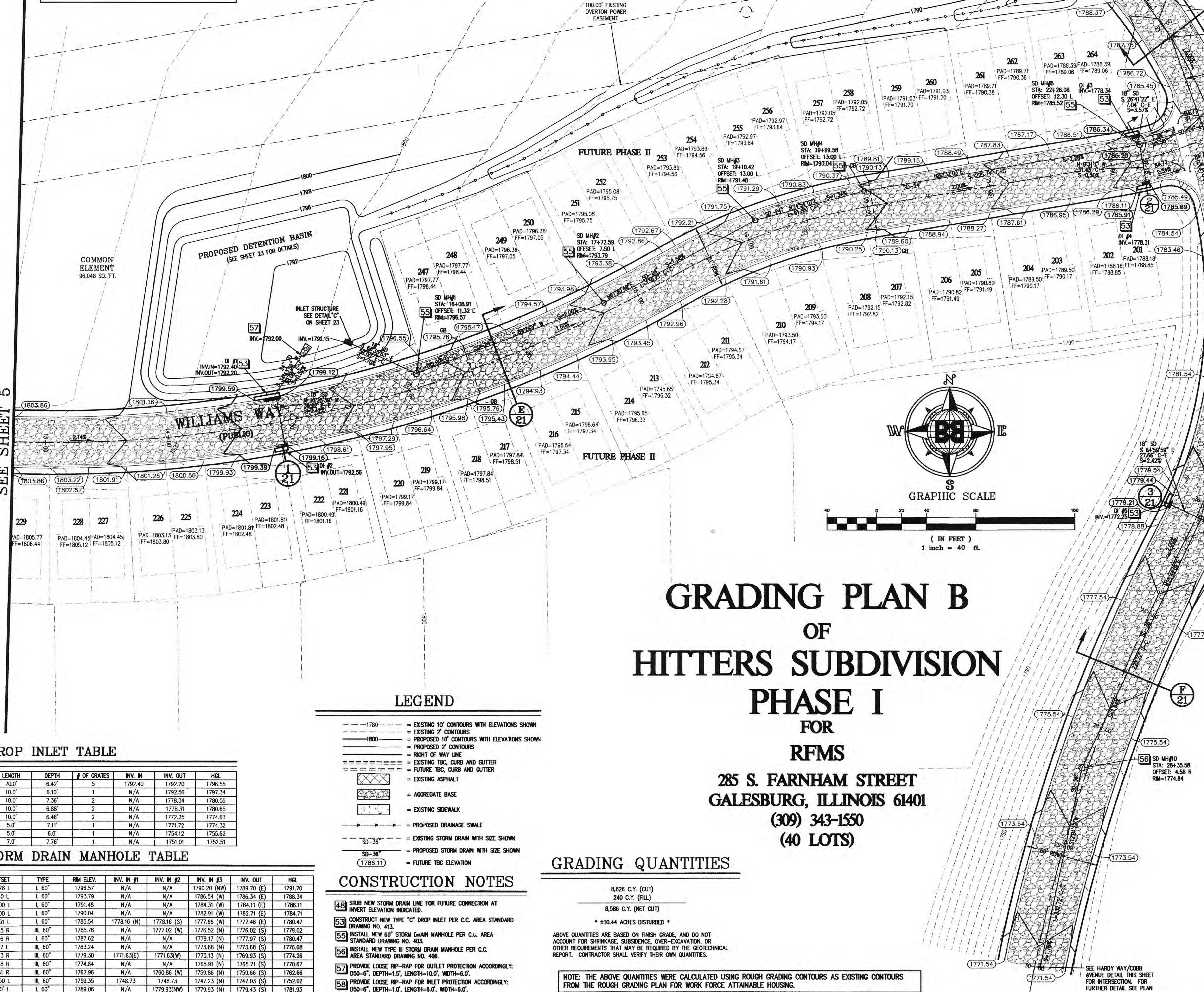

GRADING PLAN B
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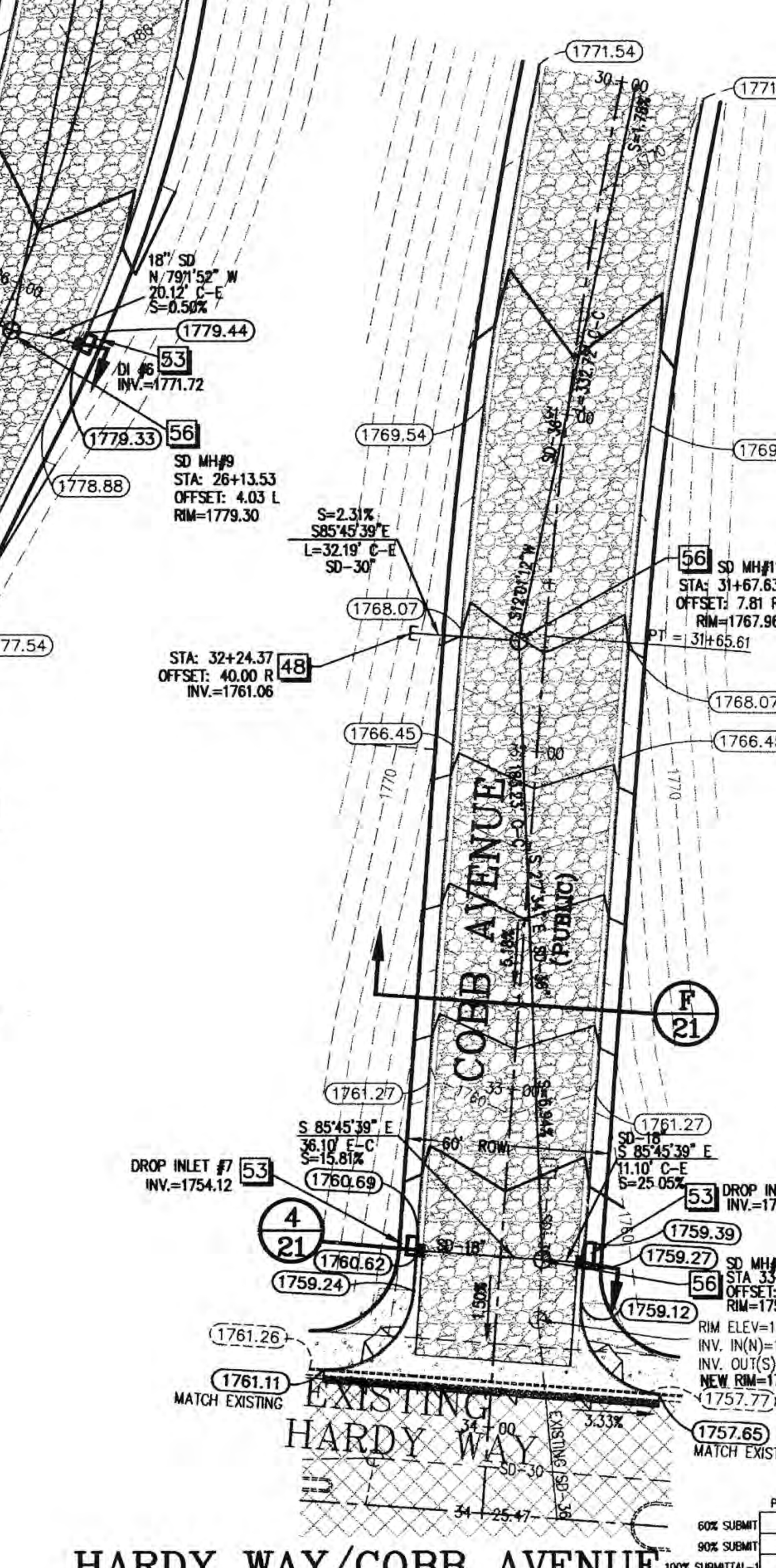
GALESBURG, ILLINOIS 61401
(309) 343-1550
(40 LOTS)



HARDY WAY/COBB AVENUE

SCALE 1"=40'

DROP INLET TABLE

DROP INLET	TYPE	LENGTH	DEPTH	# OF GRATES	INV. IN	INV. OUT	HGL
1	C	20.0'	6.42'	5	1792.40	1792.20	1796.55
2	C	10.0'	6.10'	1	N/A	1792.56	1797.34
3	C	10.0'	7.36'	2	N/A	1778.34	1780.55
4	C	10.0'	6.88'	2	N/A	1778.31	1780.65
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STORM DRAIN MANHOLE TABLE

SD MH#	STATION	OFFSET	TYPE	RIM ELEV.	INV. IN #1	INV. IN #2	INV. IN #3	INV. OUT	HGL
1	15+93.11	10.28 L	I, 60"	1796.57	N/A	N/A	1790.20 (NW)	1789.70 (E)	1791.70
2	17+72.59	7.50 L	I, 60"	1793.79	N/A	N/A	1786.54 (W)	1786.34 (E)	1788.34
3	19+10.42	13.00 L	I, 60"	1791.48	N/A	N/A	1784.31 (W)	1784.11 (E)	1786.11
4	19+99.58	13.00 L	I, 60"	1790.04	N/A	N/A	1782.91 (W)	1782.71 (E)	1784.71
5	22+26.08	12.51 L	I, 60"	1785.54	1778.16 (N)	1778.16 (S)	1777.66 (W)	1777.46 (E)	1780.47
6	22+87.98	8.35 R	III, 60"	1785.76	N/A	1777.02 (W)	1776.52 (N)	1776.02 (S)	1779.02
7	22+10.79	0.06 R	I, 60"	1787.62	N/A	N/A	1778.17 (N)	1777.97 (S)	1780.47
8	24+16.86	4.17 L	III, 60"	1783.24	N/A	N/A	1773.88 (N)	1773.68 (S)	1776.68
9	26+13.53	4.03 R	III, 60"	1779.30	1771.63(E)	1771.63(W)	1770.13 (N)	1769.93 (S)	1774.26
10	28+35.58	4.58 R	III, 60"	1774.84	N/A	N/A	1765.91 (N)	1765.71 (S)	1770.67
11	31+67.63	7.81 R	III, 60"	1767.96	N/A	1760.86 (W)	1759.86 (N)	1759.66 (S)	1762.66
12	33+49.72	12.50 L	III, 60"	1759.35	1748.73	1748.73	1747.23 (N)	1747.03 (S)	1752.02
13	21+43.68	1.00' L	I, 60"	1789.06	N/A	1779.93(NW)	1779.93 (N)	1779.43 (S)	1781.93

LEGEND

- ——1780—— = EXISTING 10' CONTOURS WITH ELEVATIONS SHOWN
- = EXISTING 2' CONTOURS
- ——1800—— = PROPOSED 10' CONTOURS WITH ELEVATIONS SHOWN
- = PROPOSED 2' CONTOURS
- = RIGHT OF WAY LINE
- = EXISTING TBC, CURB AND GUTTER
- = FUTURE TBC, CURB AND GUTTER
- = EXISTING ASPHALT
- = AGGREGATE BASE
- = EXISTING SIDEWALK
- = PROPOSED DRAINAGE SWALE
- SD-36" = EXISTING STORM DRAIN WITH SIZE SHOWN
- SD-36" = PROPOSED STORM DRAIN WITH SIZE SHOWN
- (1786.11) = FUTURE TBC ELEVATION

CONSTRUCTION NOTES

48. STUB NEW STORM DRAIN LINE FOR FUTURE CONNECTION AT INVERT ELEVATION INDICATED.
53. CONSTRUCT NEW TYPE "C" DROP INLET PER C.C. AREA STANDARD DRAWING NO. 413.
55. INSTALL NEW 60" STORM DRAIN MANHOLE PER C.C. AREA STANDARD DRAWING NO. 403.
56. INSTALL NEW TYPE III STORM DRAIN MANHOLE PER C.C. AREA STANDARD DRAWING NO. 406.
57. PROVIDE LOOSE RIP-RAP FOR OUTLET PROTECTION ACCORDINGLY: D50=6", DEPTH=1.5', LENGTH=10.0', WIDTH=6.0'.
58. PROVIDE LOOSE RIP-RAP FOR INLET PROTECTION ACCORDINGLY: D50=6", DEPTH=1.0', LENGTH=6.0', WIDTH=6.0'.

GRADING QUANTITIES

8,826 C.Y. (CUT)
240 C.Y. (FILL)

8,586 C.Y. (NET CUT)

* ±10.44 ACRES DISTURBED *

ABOVE QUANTITIES ARE BASED ON FINISH GRADE, AND DO NOT ACCOUNT FOR SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION, OR OTHER REQUIREMENTS THAT MAY BE REQUIRED BY THE GEOTECHNICAL REPORT. CONTRACTOR SHALL VERIFY THEIR OWN QUANTITIES.

NOTE: THE ABOVE QUANTITIES WERE CALCULATED USING ROUGH GRADING CONTOURS AS EXISTING CONTOURS FROM THE ROUGH GRADING PLAN FOR WORK FORCE ATTAINABLE HOUSING.

PLOT DATE	
60% SUBMIT	
90% SUBMIT	
100% SUBMITTAL-1	
SUBMITTAL-2	
APPROVED	

NO	DESCRIPTION	DATE	BY	APPROVED
REVISIONS				

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SUITE 1000
PARK CITY, UT 84098
(435) 655-0956

750 WEST PIONEER BLVD.
MESQUITE, NEVADA 89027
(702) 346-5100

GRADING PLAN B
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706

6/23/08

SCALE: 1" = 40'	DRAWN BY: RLB	CHECKED BY: L.H.
PROJECT NO: 1288-04-15-01	DATE: MAY 2008	SHEET NO.: 6 OF 23

Call Two Working Days Before You Dig!

1-800-227-2600

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

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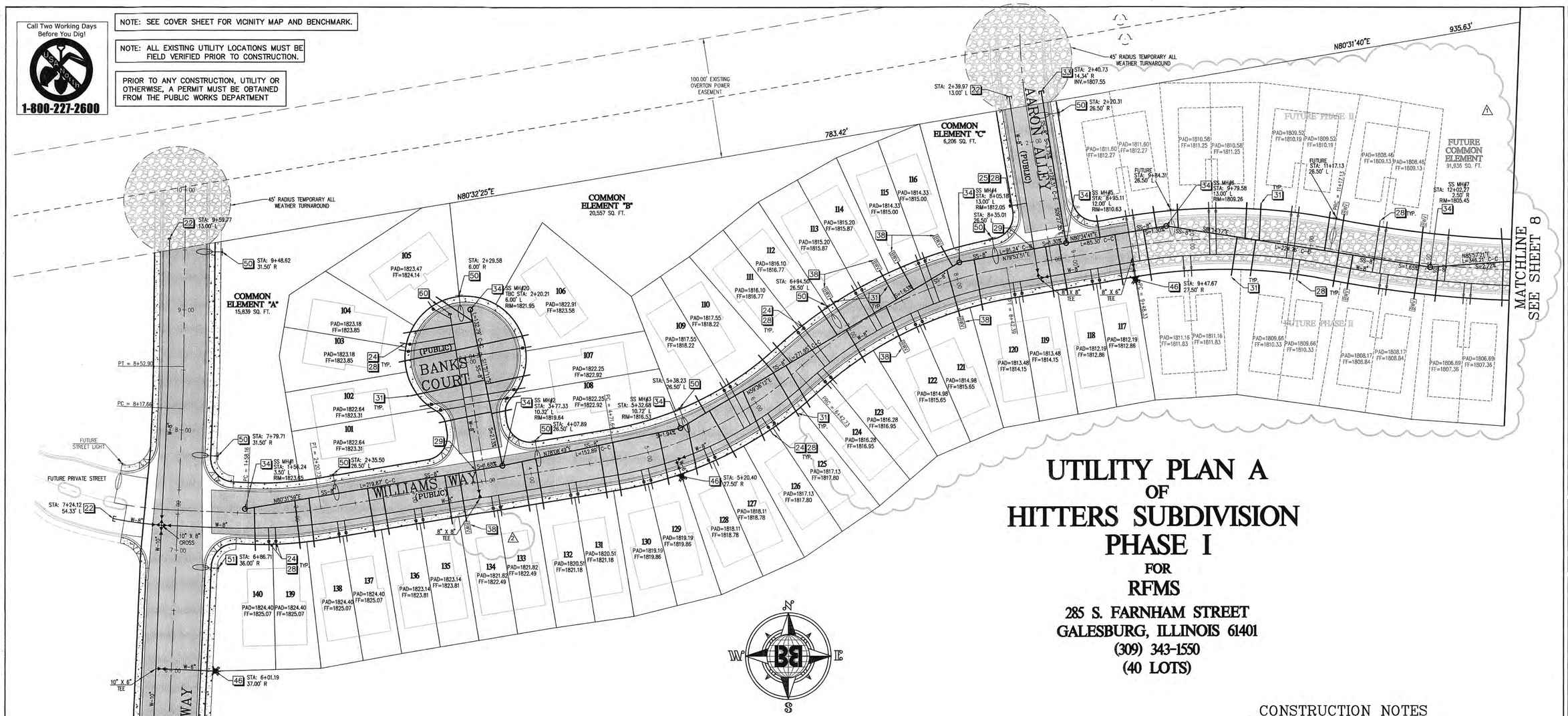

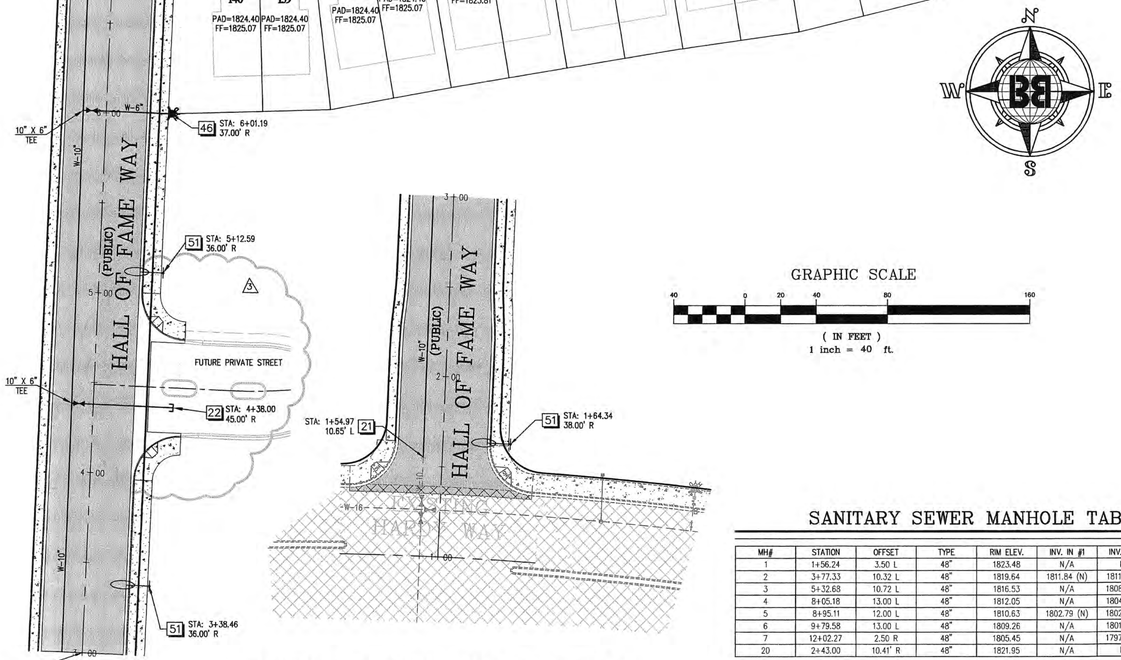

HARDY WAY/HALL OF FAME WAY

SCALE 1"=40'

GRAPHIC SCALE

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(IN FEET)
1 inch = 40 ft.

UTILITY PLAN A OF HITTERS SUBDIVISION PHASE I FOR RFMS

285 S. FARNHAM STREET
GALESBURG, ILLINOIS 61401
(309) 343-1550
(40 LOTS)

SANITARY SEWER MANHOLE TABLE

MH#	STATION	OFFSET	TYPE	RIM ELEV.	INV. IN #1	INV. IN #2	INV. OUT
1	1+56.24	3.50 L	48"	1823.48	N/A	N/A	1815.48 (E)
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6	9+79.58	13.00 L	48"	1809.26	N/A	1801.52 (W)	1801.32 (E)
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- = PROPOSED WATER VALVE
- = FUTURE WATER METER
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- EWV = FUTURE BACKWATER VALVE
- = EXISTING FIRE HYDRANT

CONSTRUCTION NOTES

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25 INSTALL ECLIPSE NO. 88 WATER SAMPLE STATION MANUFACTURED BY KUPFERLE FOUNDRY CO. PER V.V.W.D. STANDARD DRAWING 15.

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NO	DESCRIPTION	DATE	BY	APPROVED
	REVISIONS			
1	REVISE FUTURE PHASE II LOT CONFIGURATION, P.O.D. GRADES AND UTILITY LATERALS. REVISE LOTS 117-124	08/16/08	LH	
2	REVISE PLAN PER SNHD COMMENTS.	11/18/08	LH	
3	ADD GUTTER RETURNS AND VALLEY GUTTER FOR FUTURE PRIVATE STREET	12/09/08	LH	

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UTILITY PLAN A
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
STATE OF NEVADA
PROFESSIONAL ENGINEER

12-9-08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 40'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	AUG 2008	7 OF 23

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

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NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

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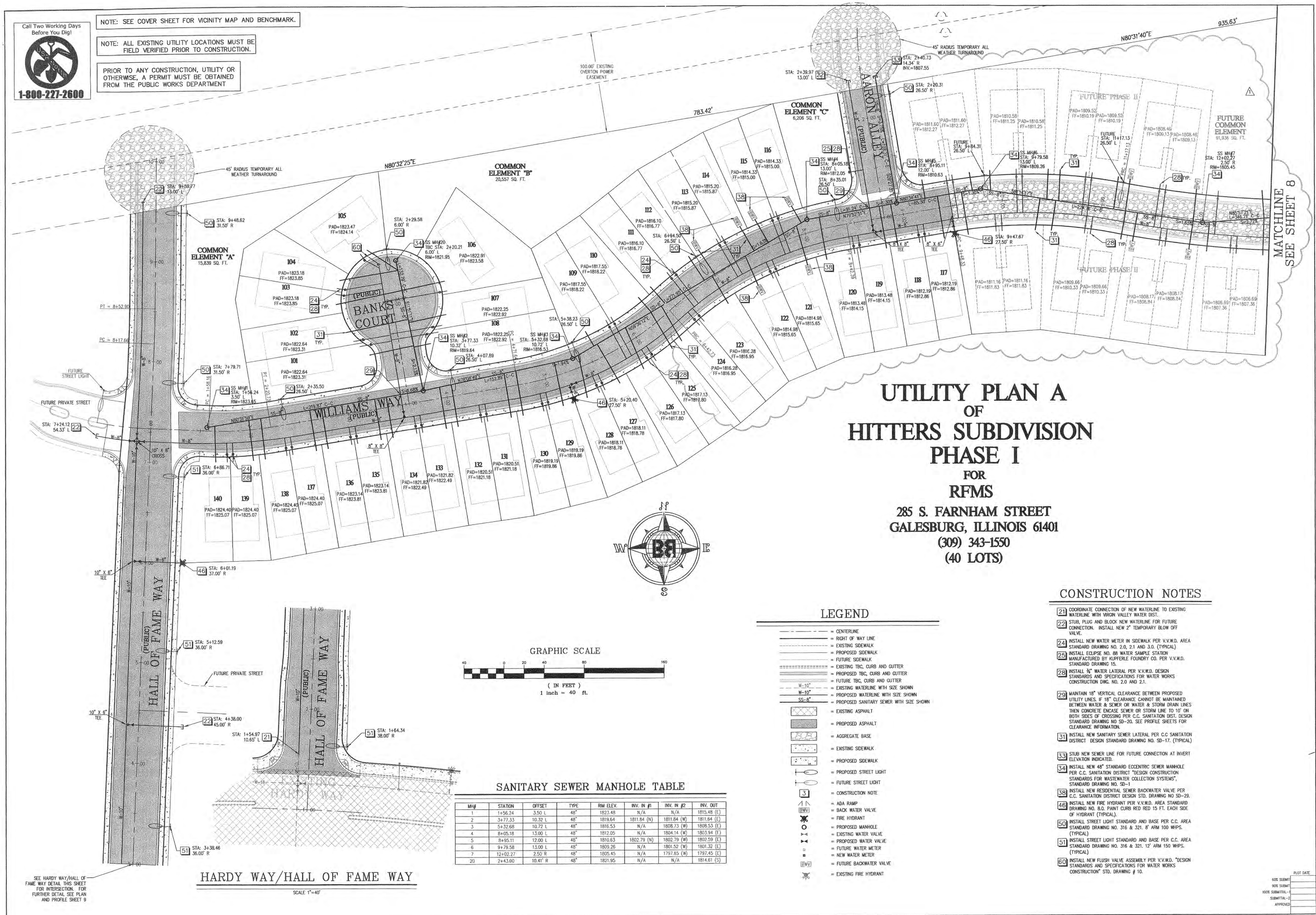

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4	8+05.18	13.00' L	48"	1812.05	N/A	1804.14 (W)	1803.94 (E)
5	8+95.11	12.00' L	46"	1810.63	1802.79 (N)	1802.79 (W)	1802.59 (E)
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OF
HITTERS SUBDIVISION PHASE I
FOR
RFMS
285 S. FARNHAM STREET
GALESBURG, ILLINOIS 61401
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(40 LOTS)

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NO	DESCRIPTION	DATE	BY	APPROVED
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A	utility changes only	8-20-08		

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UTILITY PLAN A
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER - STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
8/20/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 40'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	AUG 2008	7 OF 23

PLOT DATE
60% SUBMITT
90% SUBMITT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION-PHASE I)\Working Plans\Revision 1\07-UTILITY PLAN A-REV-08-18-08.dwg, 8/19/2008 3:17:48 PM, Barton

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1-800-227-2600

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

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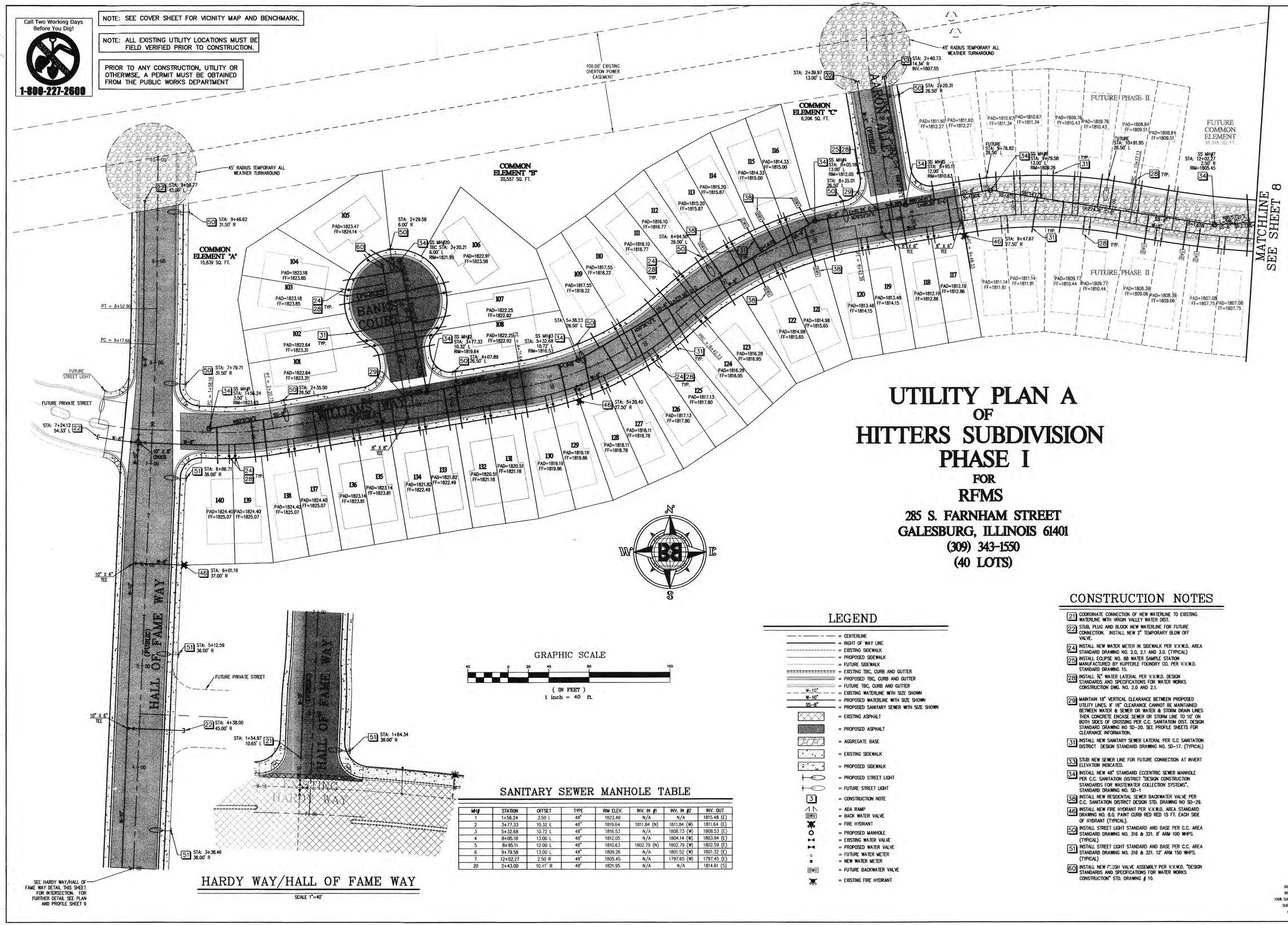

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UTILITY PLAN A
OF
HITTERS SUBDIVISION
PHASE I
FOR
RFMS
285 S. FARNHAM STREET
GALESBURG, ILLINOIS 61401
(309) 343-1550
(40 LOTS)

NO	DESCRIPTION	DATE	BY	APPROVED

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PROJECT LOCATED IN MESQUITE, NEVADA

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LANCE F. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
6/04/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 40'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	JUNE 2008	7 OF 23

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

Call Two Working Days Before You Dig!

1-800-227-2600

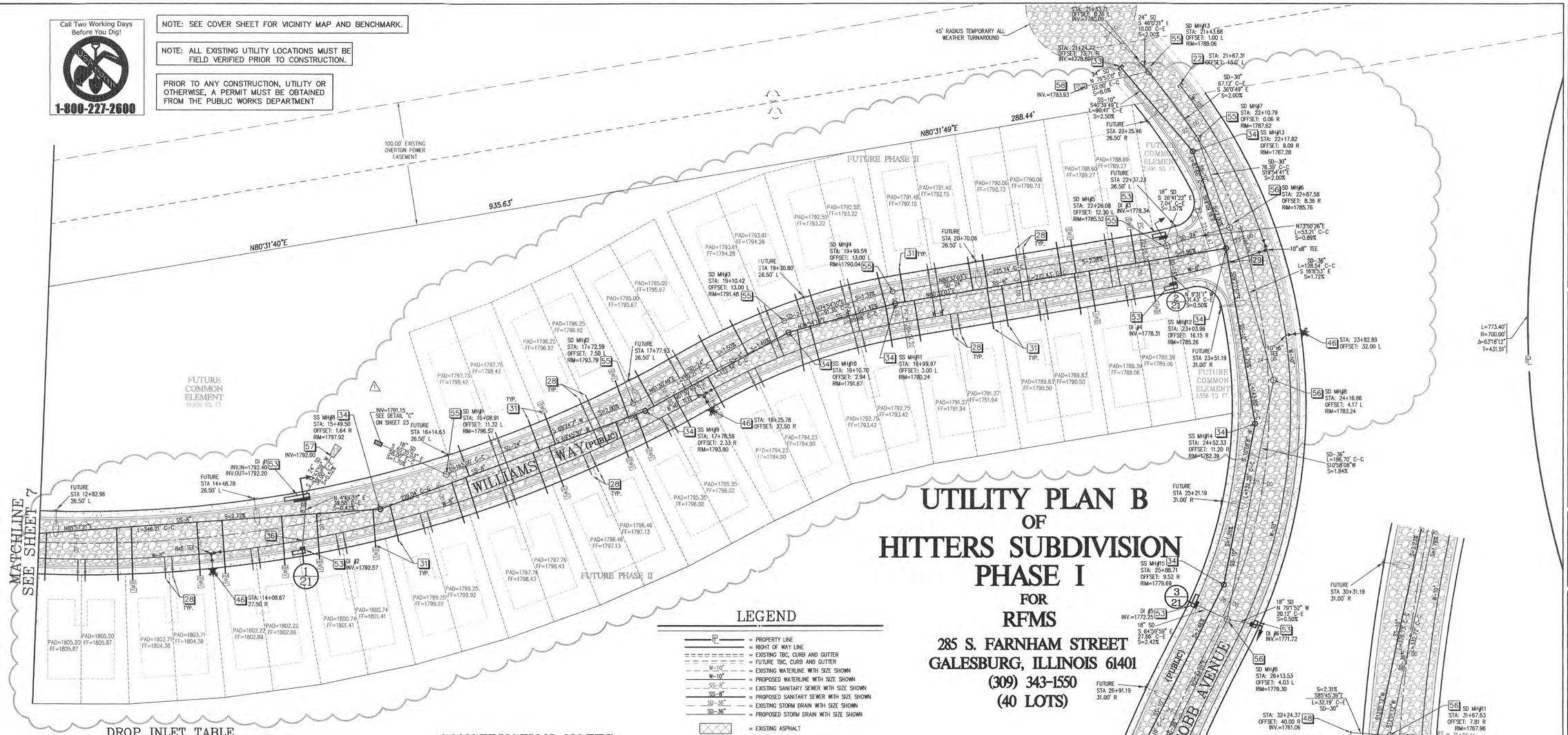
NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

UTILITY PLAN B OF HITTERS SUBDIVISION PHASE I FOR RFMS

285 S. FARNHAM STREET
GALESBURG, ILLINOIS 61401
(309) 343-1550
(40 LOTS)



LEGEND

- PL = PROPERTY LINE
- = RIGHT OF WAY LINE
- = EXISTING TBC, CURB AND GUTTER
- = FUTURE TBC, CURB AND GUTTER
- W-10" = EXISTING WATERLINE WITH SIZE SHOWN
- W-10" = PROPOSED WATERLINE WITH SIZE SHOWN
- SS-8" = EXISTING SANITARY SEWER WITH SIZE SHOWN
- SS-8" = PROPOSED SANITARY SEWER WITH SIZE SHOWN
- SD-36" = EXISTING STORM DRAIN WITH SIZE SHOWN
- SD-36" = PROPOSED STORM DRAIN WITH SIZE SHOWN
- = EXISTING ASPHALT
- = AGGREGATE BASE
- = EXISTING SIDEWALK
- = FUTURE STREET LIGHT
- 3 = CONSTRUCTION NOTE
- = ADA RAMP
- = FIRE HYDRANT
- = PROPOSED MANHOLE
- = EXISTING WATER VALVE
- = PROPOSED WATER VALVE
- = FUTURE WATER METER
- = NEW WATER METER
- [BW] = FUTURE BACKWATER VALVE
- HGL = HYDRAULIC GRADE LINE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DROP INLET TABLE

DROP INLET	TYPE	LENGTH	DEPTH	# OF GRATES	INV. IN	INV. OUT	HGL
1	C	20.0'	6.42'	5	1792.40	1792.20	1796.55
2	C	10.0'	6.30'	1	N/A	1792.57	1797.34
3	C	10.0'	7.36'	2	N/A	1778.34	1780.55
4	C	10.0'	6.88'	2	N/A	1778.31	1780.65
5	C	10.0'	6.46'	2	N/A	1772.25	1774.63
6	C	5.0'	7.11'	1	N/A	1771.72	1774.32
7	C	5.0'	6.0'	1	N/A	1754.12	1755.62
8	C	7.0'	7.76'	1	N/A	1751.01	1752.51

SANITARY SEWER MANHOLE TABLE

SS MH#	STATION	OFFSET	TYPE	RIM ELEV.	INV. IN #1	INV. IN #2	INV. OUT
8	15+49.50	1.64 R	48"	1798.03	N/A	1788.11 (W)	1787.91 (E)
9	17+78.59	2.33 R	48"	1793.80	N/A	1784.00 (W)	1783.80 (E)
10	19+10.70	2.94 L	48"	1791.67	N/A	1781.87 (W)	1781.67 (E)
11	19+99.97	3.00 L	48"	1790.24	N/A	1780.44 (W)	1780.24 (E)
12	23+03.96	16.15 R	48"	1785.26	1774.96 (W)	1774.79 (N)	1774.59 (S)
13	22+17.82	9.09 R	48"	1787.28	N/A	1776.58 (N)	1776.38 (S)
14	24+52.33	11.20 R	48"	1782.39	N/A	1772.77 (N)	1772.57 (S)
15	25+88.71	9.52 R	48"	1779.69	N/A	1770.96 (N)	1770.76 (S)
16	28+02.91	19.00 R	48"	1775.22	N/A	1765.55 (N)	1765.35 (S)
17	31+75.63	19.00 R	48"	1767.41	1757.19 (W)	1757.02 (N)	1756.82(S)
18	33+70.47	10.27 R	48"	1759.00	N/A	1748.98	1748.78

STORM DRAIN MANHOLE TABLE

SD MH#	STATION	OFFSET	TYPE	RIM ELEV.	INV. IN #1	INV. IN #2	INV. IN #3	INV. OUT	HGL
1	15+93.11	10.28 L	I, 60"	1796.57	N/A	N/A	1790.20 (NW)	1789.70 (E)	1791.70
2	17+72.59	7.50 L	I, 60"	1793.79	N/A	N/A	1786.54 (W)	1786.34 (E)	1788.34
3	19+10.42	13.00 L	I, 60"	1791.48	N/A	N/A	1784.31 (W)	1784.11 (E)	1786.11
4	19+99.58	13.00 L	I, 60"	1790.04	N/A	N/A	1782.91 (W)	1782.71 (E)	1784.71
5	22+26.08	12.51 L	I, 60"	1785.54	1778.16 (N)	1778.16 (S)	1777.66 (W)	1777.46 (E)	1780.47
6	22+87.98	8.35 R	III, 60"	1785.76	N/A	1777.02 (W)	1776.52 (N)	1776.02 (S)	1779.02
7	22+10.79	0.06 R	I, 60"	1787.62	N/A	N/A	1776.17 (N)	1777.97 (S)	1780.47
8	24+16.86	4.17 L	III, 60"	1783.24	N/A	N/A	1773.88 (N)	1773.68 (S)	1776.68
9	26+13.53	4.03 R	III, 60"	1779.30	1771.63(E)	1771.63(W)	1770.13 (N)	1769.93 (S)	1774.26
10	28+35.58	4.58 R	III, 60"	1774.84	N/A	N/A	1765.91 (N)	1765.71 (S)	1770.67
11	31+67.63	7.81 R	III, 60"	1767.96	N/A	1760.86 (W)	1759.86 (N)	1759.66 (S)	1762.66
12	33+49.72	12.50 L	III, 60"	1759.35	1748.73	1748.73	1747.23 (N)	1747.03 (S)	1752.02
13	21+43.68	1.00' L	I, 60"	1789.06	N/A	1779.93(NW)	1779.93 (N)	1779.43 (S)	1781.93

CONSTRUCTION NOTES

21 COORDINATE CONNECTION OF NEW WATERLINE TO EXISTING WATERLINE WITH VIRGIN VALLEY WATER DIST.

22 STUB, PLUG AND BLOCK NEW WATERLINE FOR FUTURE CONNECTION. INSTALL NEW 2" TEMPORARY BLOW OFF VALVE.

28 INSTALL ¾" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.

29 MAINTAIN 18" VERTICAL CLEARANCE BETWEEN PROPOSED UTILITY LINES. IF 18" CLEARANCE CANNOT BE MAINTAINED BETWEEN WATER & SEWER OR WATER & STORM DRAIN LINES THEN CONCRETE ENCASE SEWER OR STORM LINE TO 10' ON BOTH SIDES OF CROSSING PER C.C. SANITATION DIST. DESIGN STANDARD DRAWING NO SD-20. SEE PROFILE SHEETS FOR CLEARANCE INFORMATION.

31 INSTALL NEW SANITARY SEWER LATERAL PER C.C SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)

32 CONNECT NEW SEWER MANHOLE TO EXISTING SEWER STUBOUT AT INVERT SPECIFIED FIELD VERIFY INVERT & LOCATION.

33 STUB NEW SEWER LINE FOR FUTURE CONNECTION AT INVERT ELEVATION INDICATED.

34 INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN & CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1

36 CONCRETE ENCASE SEWER/STORM DRAIN LINE TO 10' ON BOTH SIDES OF CROSSING PER C.C. SANITATION DISTRICT STANDARD DRAWING NO. SD-20.

46 INSTALL NEW FIRE HYDRANT PER V.V.W.D. AREA STANDARD DRAWING NO. 8.0. PAINT CURB RED 15 FT. EACH SIDE OF HYDRANT (TYPICAL).

48 STUB NEW STORM DRAIN LINE FOR FUTURE CONNECTION AT INVERT ELEVATION INDICATED.

53 CONSTRUCT NEW TYPE "C" DROP INLET PER C.C. AREA STANDARD DRAWING NO. 413.

55 INSTALL NEW 60" STORM DRAIN MANHOLE PER C.C. AREA STANDARD DRAWING NO. 403.

56 INSTALL NEW TYPE III STORM DRAIN MANHOLE PER C.C AREA STANDARD DRAWING NO. 406.

57 PROVIDE LOOSE RIP-RAP FOR OUTLET PROTECTION ACCORDINGLY: D50=6", DEPTH=1.5' LENGTH=10', WIDTH=6.0'.

58 PROVIDE LOOSE RIP-RAP FOR OUTLET PROTECTION ACCORDINGLY: D50=6", DEPTH=1.0' LENGTH=6.0', WIDTH=6.0'.

REVISIONS

NO	DESCRIPTION	DATE	BY	APPROVED
1	REVISE FUTURE COMMON AREA CONFIGURATION; PAD GRADES AND UTILITY LATERALS.	08/18/08	LH	
2	Utility changes per city	9-3-08		

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www.bullochbrothers.com

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750 WEST PIONEER BLVD. MESQUITE, NEVADA 89027 (702) 346-5100

P.O. BOX 3174 CEDAR CITY, UTAH 84720 (435) 586-9592

UTILITY PLAN B
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

LANCE E. HENRIE
Exp. 6/30/11
CIVIL
STATE OF NEVADA
PROFESSIONAL ENGINEER
No. 18706
8/20/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 40'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	AUG 2008	8 OF 23

PLOT DATE:
80% SUBMITT
90% SUBMITT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION-PHASE I)\Working Plans\Revision 1\08-UTILITY PLAN B-REV-08-18-08.dwg, 8/19/2008 10:05:03 AM, Burtr

Call Two Working Days Before You Dig!

1-800-227-2600

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

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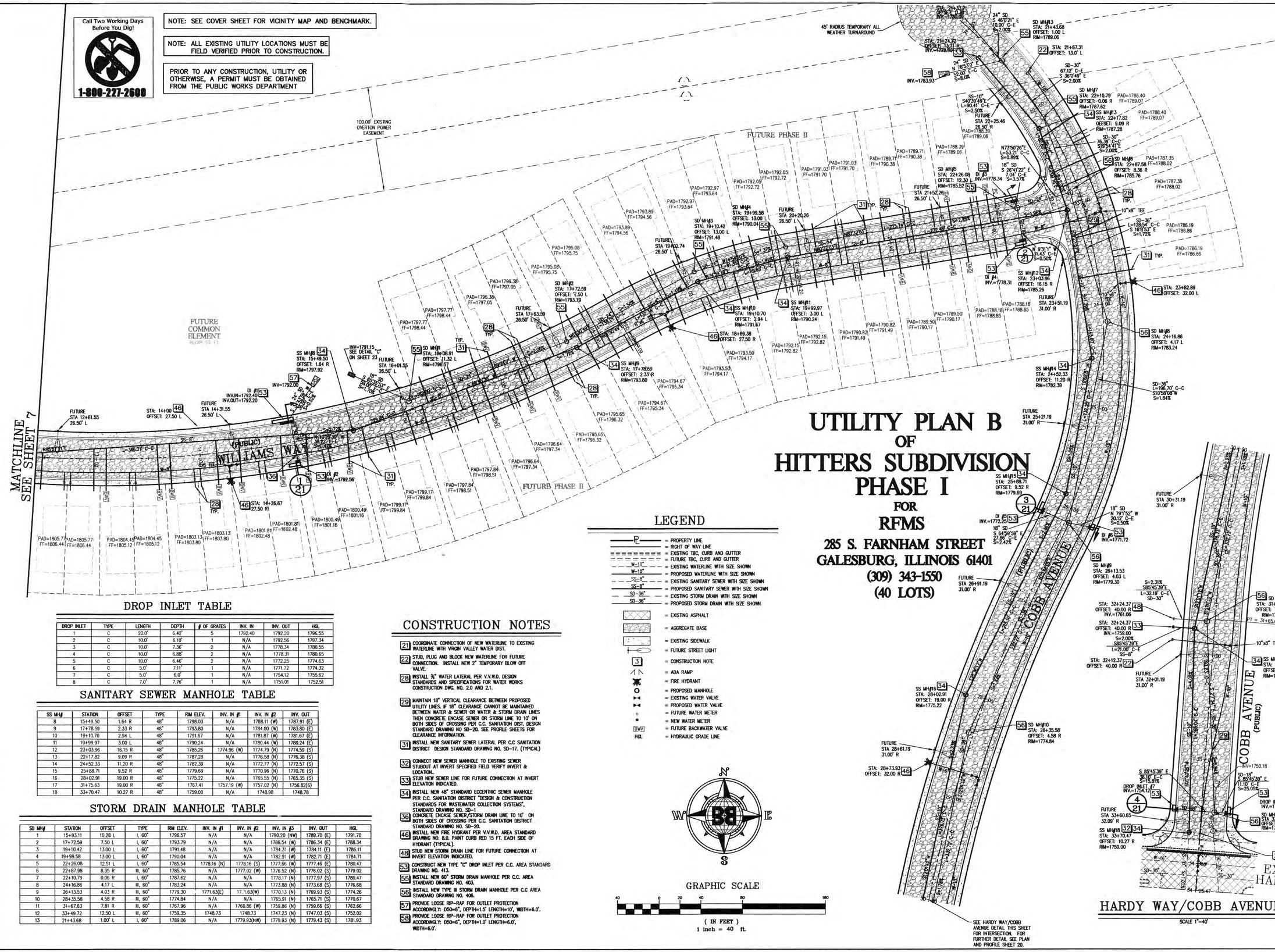

UTILITY PLAN B OF HITTERS SUBDIVISION PHASE I FOR RFMS

285 S. FARNHAM STREET GALESBURG, ILLINOIS 61401 (309) 343-1550 (40 LOTS)

DROP INLET TABLE

DROP INLET	TYPE	LENGTH	DEPTH	# OF GRATES	INV. IN	INV. OUT	HGL
1	C	20.0'	6.42'	5	1792.40	1792.20	1796.55
2	C	10.0'	6.10'	1	N/A	1792.56	1797.34
3	C	10.0'	7.36'	2	N/A	1778.34	1780.55
4	C	10.0'	6.88'	2	N/A	1778.31	1780.65
5	C	10.0'	6.46'	2	N/A	1772.25	1774.63
6	C	5.0'	7.11'	1	N/A	1771.72	1774.32
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8	C	7.0'	7.76'	1	N/A	1751.01	1752.51

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SS MH#	STATION	OFFSET	TYPE	RIM ELEV.	INV. IN #1	INV. IN #2	INV. OUT
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10	19+10.70	2.94 L	48"	1791.67	N/A	1781.87 (W)	1781.67 (E)
11	19+99.97	3.00 L	48"	1790.24	N/A	1780.44 (W)	1780.24 (E)
12	23+03.96	16.15 R	48"	1785.26	1774.96 (W)	1774.79 (N)	1774.59 (S)
13	22+17.82	9.09 R	48"	1787.28	N/A	1776.58 (N)	1776.38 (S)
14	24+52.33	11.20 R	48"	1782.39	N/A	1772.77 (N)	1772.57 (S)
15	25+88.71	9.52 R	48"	1779.69	N/A	1770.96 (N)	1770.76 (S)
16	28+02.91	19.00 R	48"	1775.22	N/A	1765.55 (N)	1765.35 (S)
17	31+75.63	19.00 R	48"	1767.41	1757.19 (W)	1757.02 (N)	1756.82(S)
18	33+70.47	10.27 R	48"	1759.00	N/A	1748.98	1748.78

STORM DRAIN MANHOLE TABLE

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2	17+72.59	7.50 L	I, 60"	1793.79	N/A	N/A	1786.54 (W)	1786.34 (E)	1788.34
3	19+10.42	13.00 L	I, 60"	1791.48	N/A	N/A	1784.31 (W)	1784.11 (E)	1786.11
4	19+99.58	13.00 L	I, 60"	1790.04	N/A	N/A	1782.91 (W)	1782.71 (E)	1784.71
5	22+26.08	12.51 L	I, 60"	1785.54	1778.16 (N)	1778.16 (S)	1777.66 (W)	1777.46 (E)	1780.47
6	22+87.98	8.35 R	III, 60"	1785.76	N/A	N/A	1777.02 (W)	1776.52 (N)	1776.02 (S)	1779.02
7	22+10.79	0.06 R	I, 60"	1787.62	N/A	N/A	N/A	1778.17 (N)	1777.97 (S)	1780.47
8	24+16.86	4.17 L	III, 60"	1783.24	N/A	N/A	N/A	1773.88 (N)	1773.68 (S)	1776.68
9	26+13.53	4.03 R	III, 60"	1779.30	1771.63(E)	N/A	17.1.63(W)	1770.13 (N)	1769.93 (S)	1774.26
10	28+35.58	4.58 R	III, 60"	1774.84	N/A	N/A	N/A	1765.91 (N)	1765.71 (S)	1770.67
11	31+67.63	7.81 R	III, 60"	1767.96	N/A	N/A	1760.86 (W)	1759.66 (S)	1762.66
12	33+49.72	12.50 L	III, 60"	1759.35	1748.73	1748.73	1747.23 (N)	1747.03 (S)	1752.02
13	21+43.68	1.00' L	I, 60"	1789.06	N/A	N/A	1779.93(NW)	1779.93 (N)	1779.43 (S)	1781.93

CONSTRUCTION NOTES

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31 INSTALL NEW SANITARY SEWER LATERAL PER C.C SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)

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36 CONCRETE ENCASE SEWER/STORM DRAIN LINE TO 10' ON BOTH SIDES OF CROSSING PER C.C. SANITATION DISTRICT STANDARD DRAWING NO. SD-20.

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58 PROVIDE LOOSE RIP-RAP FOR OUTLET PROTECTION ACCORDINGLY: D50=6", DEPTH=1.0' LENGTH=6.0', WIDTH=6.0'.

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- SS-8" = PROPOSED SANITARY SEWER WITH SIZE SHOWN
- SD-36" = EXISTING STORM DRAIN WITH SIZE SHOWN
- SD-36" = PROPOSED STORM DRAIN WITH SIZE SHOWN
- = EXISTING ASPHALT
- = AGGREGATE BASE
- = EXISTING SIDEWALK
- = FUTURE STREET LIGHT
- 3 = CONSTRUCTION NOTE
- = ADA RAMP
- = FIRE HYDRANT
- = PROPOSED MANHOLE
- = EXISTING WATER VALVE
- = PROPOSED WATER VALVE
- = FUTURE WATER METER
- = NEW WATER METER
- BW = FUTURE BACKWATER VALVE
- HGL = HYDRAULIC GRADE LINE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

HARDY WAY/COBB AVENUE

SCALE 1"=40'

REVISIONS				
NO	DESCRIPTION	DATE	BY	APPROVED

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750 WEST PIONEER BLVD. MESQUITE, NEVADA 89027 (702) 346-5100

P.O. BOX 3174 CEDAR CITY, UTAH 84720 (435) 586-9532

UTILITY PLAN B
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE F. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
6/4/08

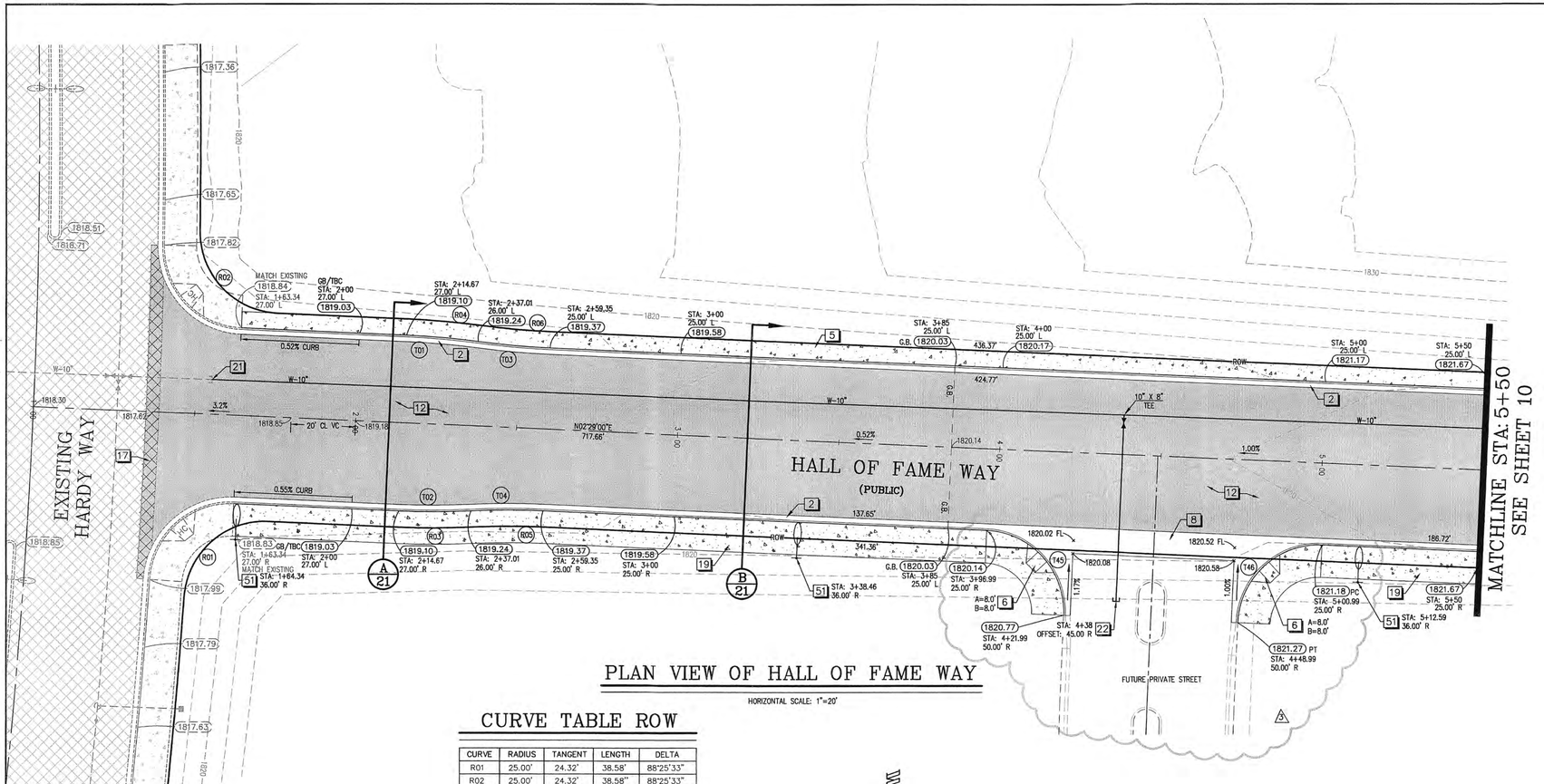
SCALE:	DRAWN BY:	CHECKED BY:
1" = 40'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	MAY 2008	8 OF 23

PLOT DATE

60% SUBMIT	
90% SUBMIT	
100% SUBMITTAL-1	
SUBMITTAL-2	
APPROVED	

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION)\Working Plans\08-UTILITY PLAN B.dwg, 6/4/2008 11:11:26 AM, Carl



PLAN VIEW OF HALL OF FAME WAY

HORIZONTAL SCALE: 1"=20'

LEGEND

- = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
- = EXISTING 2' CONTOURS
- = EXISTING WATERLINE WITH SIZE SHOWN
- = PROPOSED WATERLINE WITH SIZE SHOWN
- = CENTERLINE
- = RIGHT OF WAY LINE
- = EXISTING SIDEWALK
- = PROPOSED SIDEWALK
- = SAWCUT LOCATION
- = EXISTING TBC, CURB AND GUTTER
- = PROPOSED TBC, CURB AND GUTTER
- = EXISTING ASPHALT
- = PROPOSED ASPHALT
- = EXISTING SIDEWALK
- = PROPOSED SIDEWALK
- = CONSTRUCTION NOTE
- = ADA RAMP
- = PROPOSED TBC ELEVATION
- = EXISTING TBC ELEVATION
- = PROPOSED CURVE LABEL
- = PROPOSED STREET LIGHT
- = EXISTING WATER VALVE
- = PROPOSED WATER VALVE
- = EXISTING STREETLIGHT

CONSTRUCTION NOTES

2. CONSTRUCT NEW "L" TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 216.
5. CONSTRUCT NEW 5' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
6. CONSTRUCT NEW SIDEWALK RAMP PER C.C. AREA STANDARD DRAWING NO. 235, CASE III. (TYPICAL).
8. CONSTRUCT NEW 8' CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 234.
12. CONSTRUCT NEW 3" ASPHALT OVER 10" AGGREGATE TYPE II BASE.
17. SAWCUT & MATCH EXISTING ASPHALT.
19. CONSTRUCT NEW 10' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
21. COORDINATE CONNECTION OF NEW WATERLINE TO EXISTING WATERLINE WITH VIRGIN VALLEY WATER DIST. (FIELD VERIFY LOCATION AND ELEVATION)
22. STUB, PLUG AND BLOCK NEW WATERLINE FOR FUTURE CONNECTION. INSTALL NEW 2" TEMPORARY BLOW OFF VALVE.
51. INSTALL STREET LIGHT STANDARD AND BASE PER C.C. AREA STANDARD DRAWING NO. 321. 12' ARM 150 WHPS. (TYPICAL)

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R01	25.00'	24.32'	38.58'	88°25'33"
R02	25.00'	24.32'	38.58'	88°25'33"
R03	255.00'	11.42'	22.82'	05°07'35"
R04	255.00'	11.42'	22.82'	05°07'35"
R05	245.00'	10.97'	21.92'	05°07'35"
R06	245.00'	10.97'	21.92'	05°07'35"

CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T01	250.00'	11.19'	22.37'	05°07'35"
T02	250.00'	11.19'	22.37'	05°07'35"
T03	250.00'	11.19'	22.37'	05°07'35"
T04	250.00'	11.19'	22.37'	05°07'35"
T45	25.00'	25.00'	39.27'	90°00'00"
T46	25.00'	25.00'	39.27'	90°00'00"

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

Call Two Working Days Before You Dig!
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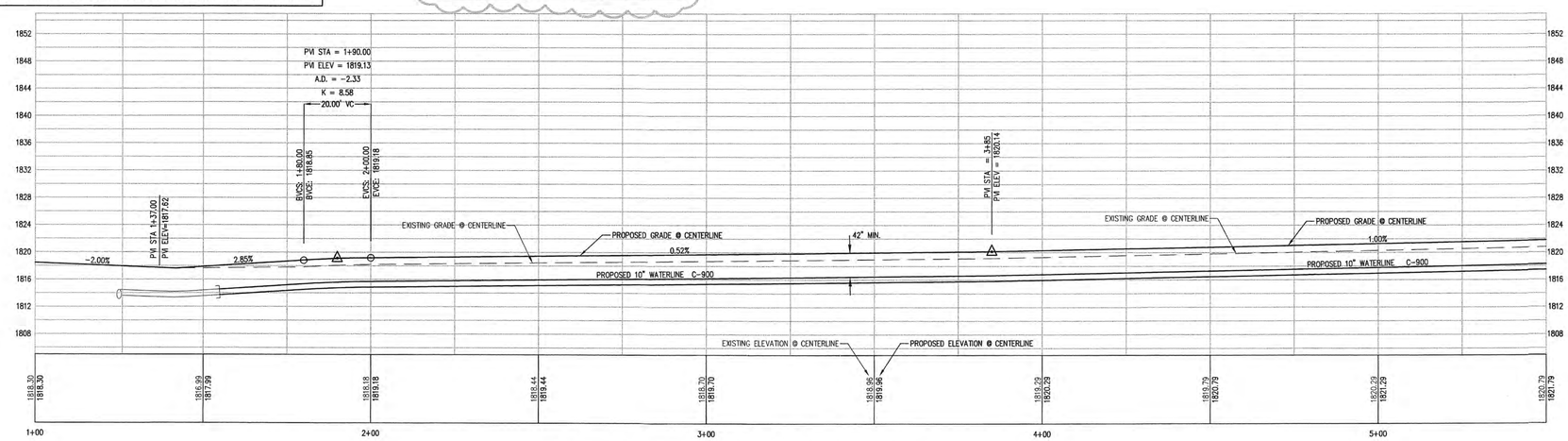
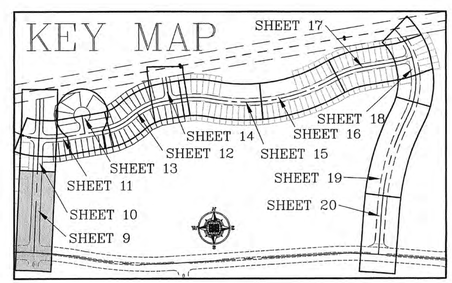


PROFILE VIEW HALL OF FAME WAY

STA: 1+00 - STA: 5+50
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

KEY MAP



REVISIONS

NO	DESCRIPTION	DATE	BY	APPROVED
1	ADD CURB RETURNS AND VALLEY GUTTER FOR FUTURE PRIVATE STREET	12/09/08	LH	

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SUITE 1000
PARK CITY, UT 84098
(435) 655-0956

750 WEST PIONEER BLVD.
SUITE 101
MESQUITE, NEVADA 89027
(702) 346-5100

STA: 1+00 - 5+50 HALL OF FAME WAY
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

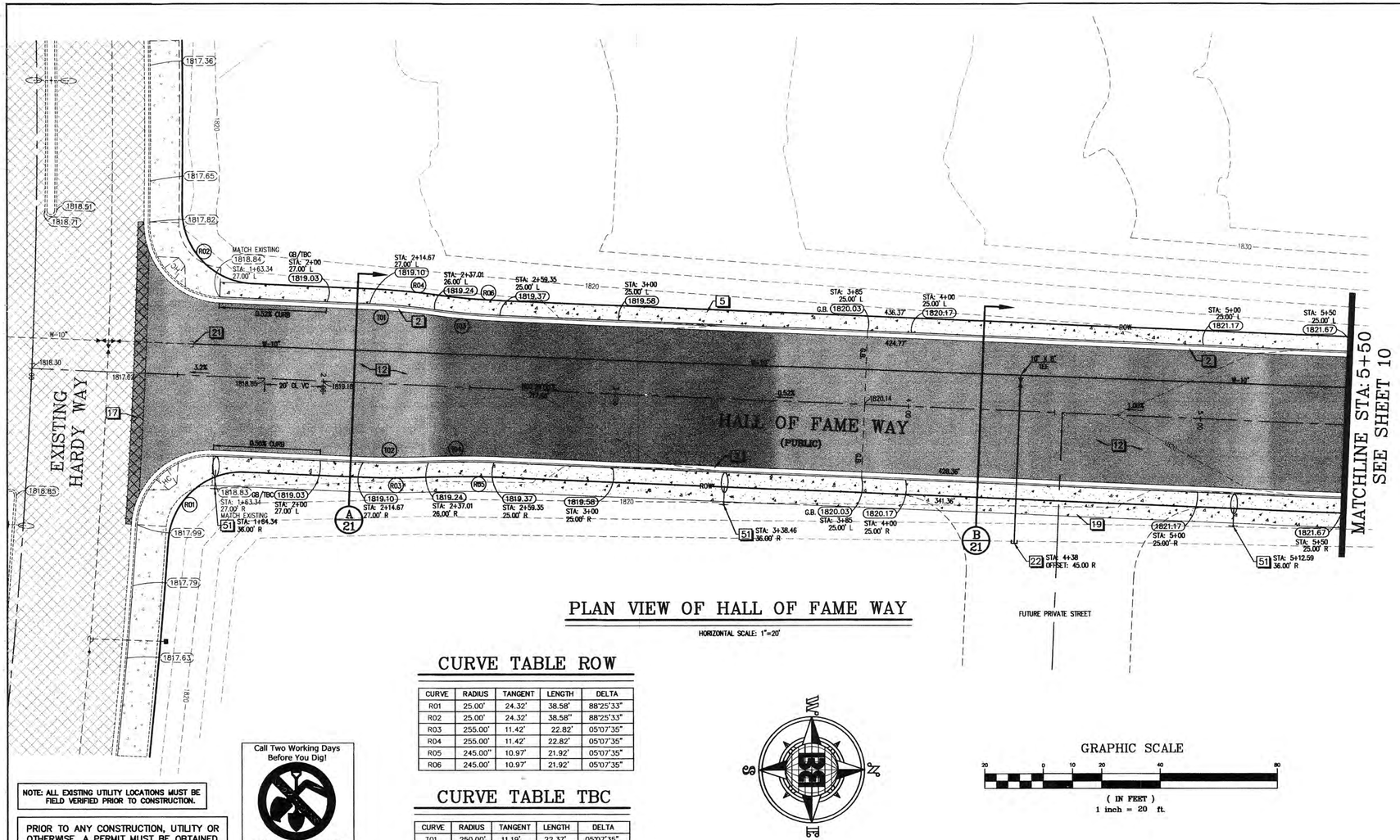
PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
12-9-08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	JUNE 2008	9 OF 23

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION-PHASE I)\Working Plans\09-PLAN & PROFILE 1-12-09-08.dwg, 12/9/2008 2:03:18 PM, Lance



PLAN VIEW OF HALL OF FAME WAY

HORIZONTAL SCALE: 1"=20'

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R01	25.00'	24.32'	38.58'	88°25'33"
R02	25.00'	24.32'	38.58'	88°25'33"
R03	255.00'	11.42'	22.82'	05°07'35"
R04	255.00'	11.42'	22.82'	05°07'35"
R05	245.00'	10.97'	21.92'	05°07'35"
R06	245.00'	10.97'	21.92'	05°07'35"

CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T01	250.00'	11.19'	22.37'	05°07'35"
T02	250.00'	11.19'	22.37'	05°07'35"
T03	250.00'	11.19'	22.37'	05°07'35"
T04	250.00'	11.19'	22.37'	05°07'35"

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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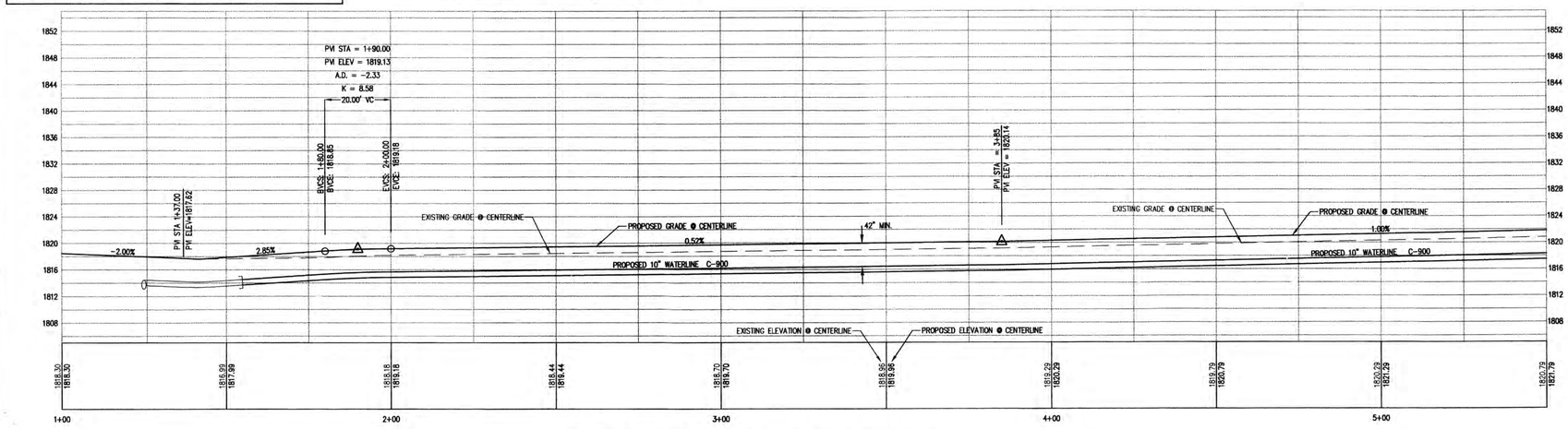
Call Two Working Days Before You Dig!

1-800-227-2600

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.



PROFILE VIEW HALL OF FAME WAY

STA: 1+00 - STA: 5+50
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

LEGEND

- 1830 = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
- = EXISTING 2' CONTOURS
- W-10" = EXISTING WATERLINE WITH SIZE SHOWN
- W-10" = PROPOSED WATERLINE WITH SIZE SHOWN
- = CENTERLINE
- ROW = RIGHT OF WAY LINE
- = EXISTING SIDEWALK
- = PROPOSED SIDEWALK
- = SAWCUT LOCATION
- = EXISTING TBC, CURB AND GUTTER
- = PROPOSED TBC, CURB AND GUTTER
- = EXISTING ASPHALT
- = PROPOSED ASPHALT
- = EXISTING SIDEWALK
- = PROPOSED SIDEWALK
- 3 = CONSTRUCTION NOTE
- = ADA RAMP
- 1821.16 = PROPOSED TBC ELEVATION
- 1821.16 = EXISTING TBC ELEVATION
- R23 = PROPOSED CURVE LABEL
- = PROPOSED STREET LIGHT
- = EXISTING WATER VALVE
- = PROPOSED WATER VALVE
- = EXISTING STREETLIGHT

CONSTRUCTION NOTES

2 CONSTRUCT NEW "L" TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 216.

5 CONSTRUCT NEW 5' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.

8 CONSTRUCT NEW 8' CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 234.

12 CONSTRUCT NEW 3" ASPHALT OVER 10" AGGREGATE TYPE II BASE.

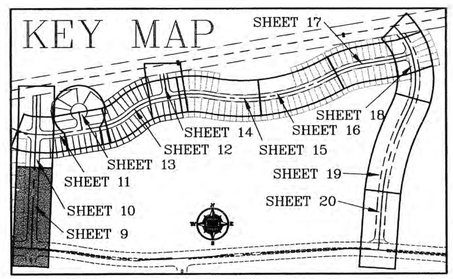
17 SAWCUT & MATCH EXISTING ASPHALT.

19 CONSTRUCT NEW 10' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.

21 COORDINATE CONNECTION OF NEW WATERLINE TO EXISTING WATERLINE WITH VIRGIN VALLEY WATER DIST. (FIELD VERIFY LOCATION AND ELEVATION)

22 STUB, PLUG AND BLOCK NEW WATERLINE FOR FUTURE CONNECTION. INSTALL NEW 2" TEMPORARY BLOW OFF VALVE.

51 INSTALL STREET LIGHT STANDARD AND BASE PER C.C. AREA STANDARD DRAWING NO. 321. 12' ARM 150 WHPS. (TYPICAL)



NO	DESCRIPTION	DATE	BY	APPROVED

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750 WEST PIONEER BLVD. MESQUITE, NEVADA 89027 (702) 346-5100

P.O. BOX 3174 CEDAR CITY, UTAH 84720 (435) 586-5992

STA: 1+00 - 5+50 HALL OF FAME WAY
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

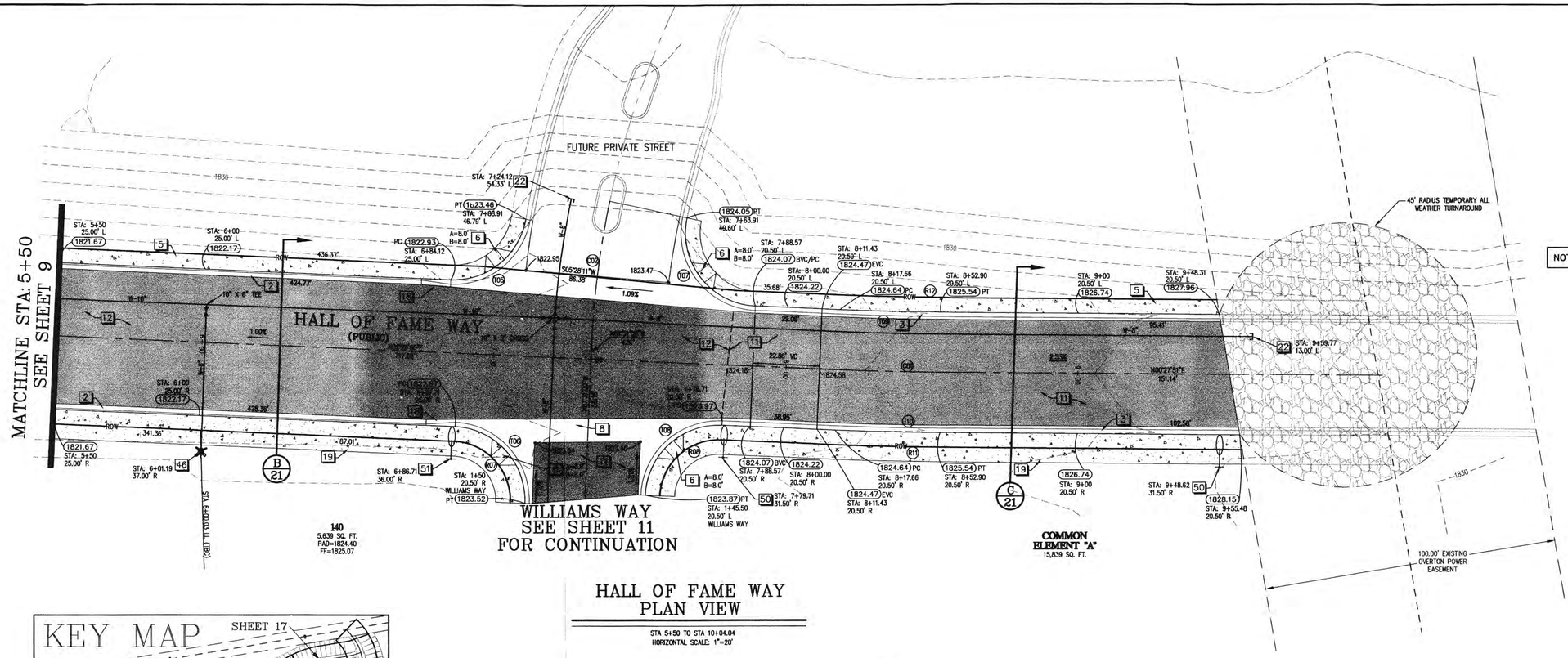
PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE F. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
6/30/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	JUNE 2008	9 OF 23

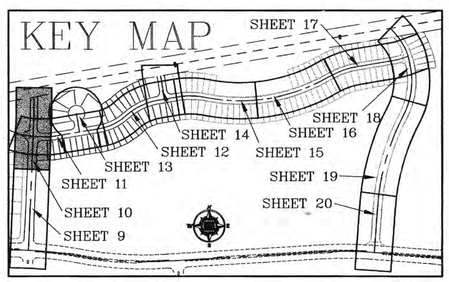
PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION-PHASE I)\Working Plans\09-PLAN & PROFILE 1-05-24-08.dwg, 6/30/2008 12:40:27 PM, Burton



HALL OF FAME WAY PLAN VIEW

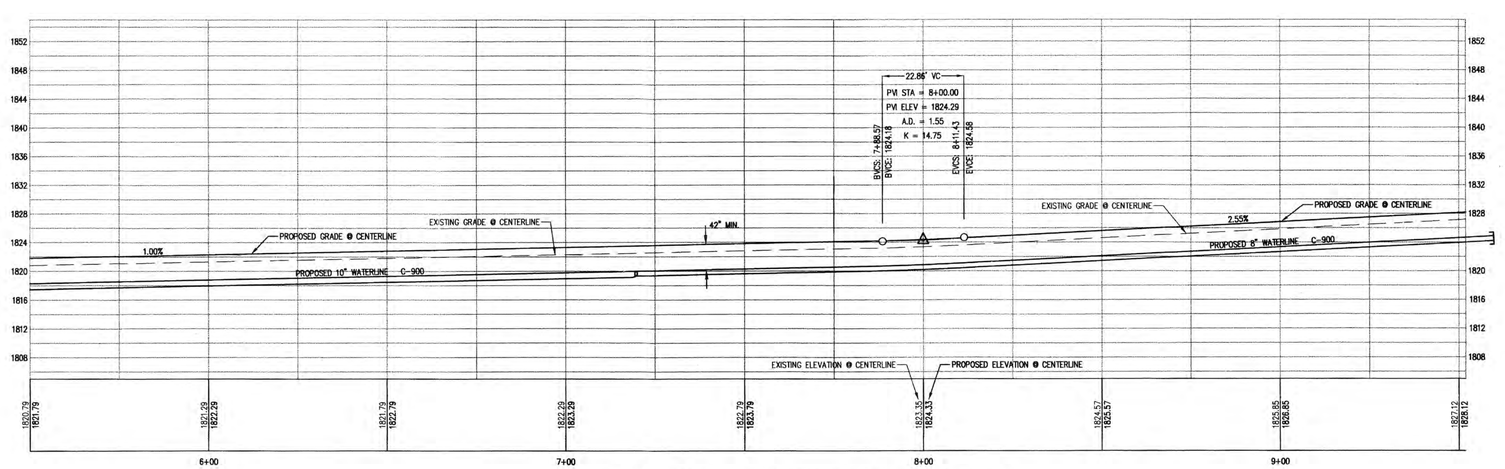
STA 5+50 TO STA 10+04.04
HORIZONTAL SCALE: 1"=20'



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



PROFILE VIEW HALL OF FAME WAY

STA: 5+50 – STA: 10+04.04
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

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NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C01	1000.00'	17.62'	35.24'	02°01'09"
C02	300.00'	24.78'	49.44'	9°26'34"

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R07	20.00'	20.00'	31.42'	90°00'00"
R08	20.00'	20.00'	31.42'	90°00'00"
R11	1025.50'	18.07'	36.14'	2°01'09"
R12	974.50'	17.17'	34.34'	2°01'09"

CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T05	25.00'	21.97'	36.05'	82°37'28"
T06	25.00'	25.00'	39.27'	90°00'00"
T07	25.00'	29.50'	43.39'	99°26'34"
T08	25.00'	25.00'	39.27'	90°00'00"
T09	979.50	17.26'	34.52'	2°01'09"
T10	1020.50'	17.98'	35.96'	2°01'09"

LEGEND

- 1830 = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
- = EXISTING 2' CONTOURS
- W-10" = PROPOSED WATERLINE WITH SIZE SHOWN
- = CENTERLINE
- ROW = RIGHT OF WAY LINE
- = PROPOSED SIDEWALK
- = FUTURE SIDEWALK
- = FUTURE TBC, CURB AND GUTTER
- = PROPOSED TBC, CURB AND GUTTER
- = PROPOSED ASPHALT
- = AGGREGATE BASE
- = PROPOSED SIDEWALK
- 3 = CONSTRUCTION NOTE
- = ADA RAMP
- 1821.16 = PROPOSED TBC ELEVATION
- 1829.32 = PROPOSED TBC ELEVATION
- = PROPOSED STREET LIGHT
- = FIRE HYDRANT
- = PROPOSED WATER VALVE
- R23 = PROPOSED CURVE LABEL

CONSTRUCTION NOTES

2. CONSTRUCT NEW "L" TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 216.
3. CONSTRUCT NEW 30" ROLL TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 217A.
5. CONSTRUCT NEW 5' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
6. CONSTRUCT NEW SIDEWALK RAMP PER C.C AREA STANDARD DRAWING NO. 235 (TYPICAL) CASE III.
8. CONSTRUCT NEW 8' CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228
11. CONSTRUCT NEW 2" ASPHALT OVER 10" AGGREGATE TYPE II BASE.
12. CONSTRUCT NEW 3" ASPHALT OVER 10" AGGREGATE BASE.
18. 10' TRANSITION FROM 24" "L" CURB TO 30" ROLL CURB.
19. CONSTRUCT NEW 10' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
22. STUB, PLUG AND BLOCK NEW WATERLINE FOR FUTURE CONNECTION. INSTALL NEW 2" TEMPORARY BLOW OFF VALVE.
46. INSTALL NEW FIRE HYDRANT PER V.V.W.D. AREA STANDARD DRAWING NO. 8.0. PAINT CURB RED RED 15 FT. EACH SIDE OF HYDRANT (TYPICAL).
50. INSTALL STREET LIGHT STANDARD AND BASE PER C.C. AREA STANDARD DRAWING NO. 316. 8' ARM 100 WHPS. (TYPICAL)
51. INSTALL STREET LIGHT STANDARD AND BASE PER C.C. AREA STANDARD DRAWING NO. 316. 12' ARM 150 WHPS. (TYPICAL)

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITAL--1
SUBMITAL--2
APPROVED

REVISIONS

NO	DESCRIPTION	DATE	BY	APPROVED

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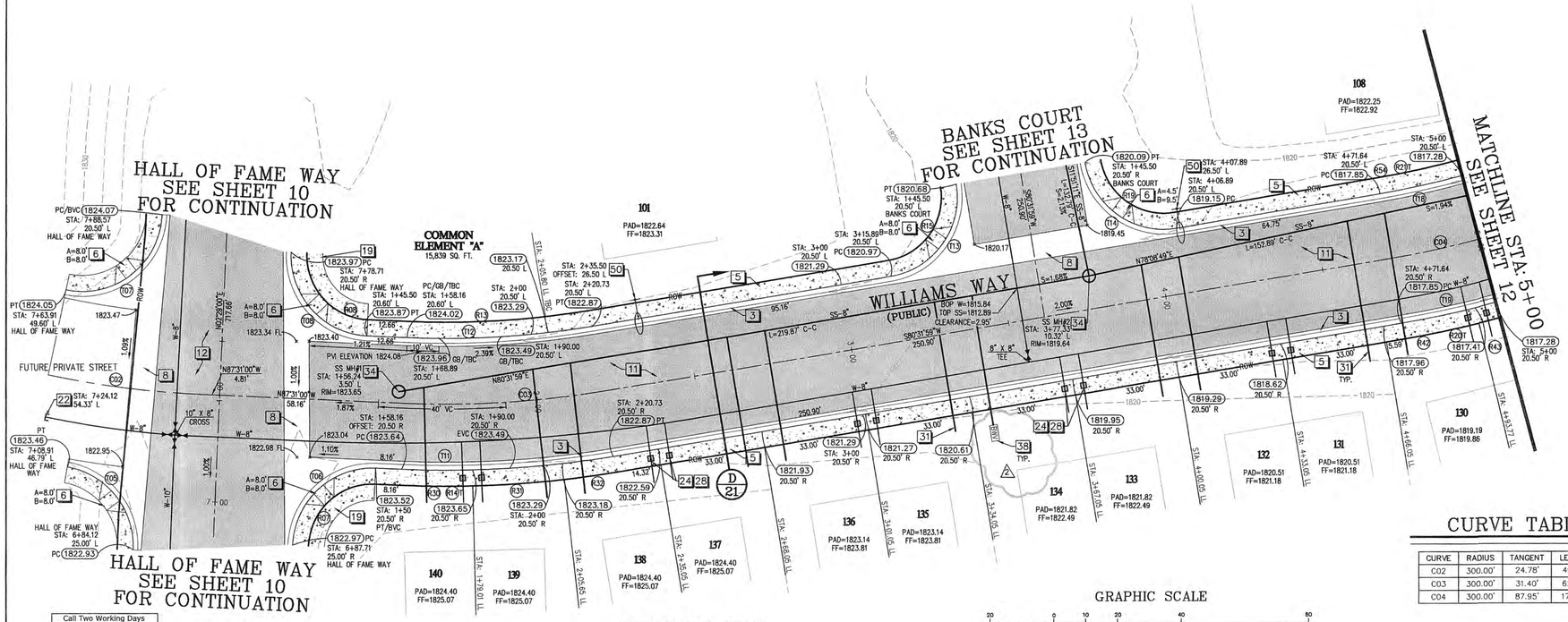
SUITE 1000
PARK CITY, UT 84098
(435) 655-0956
P.O. BOX 3174
CEDAR CITY, UTAH 84720
(435) 586-9552

STA: 5+50 - 10+04.04 HALL OF FAME WAY
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.
PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	JUNE 2008	10 OF 23



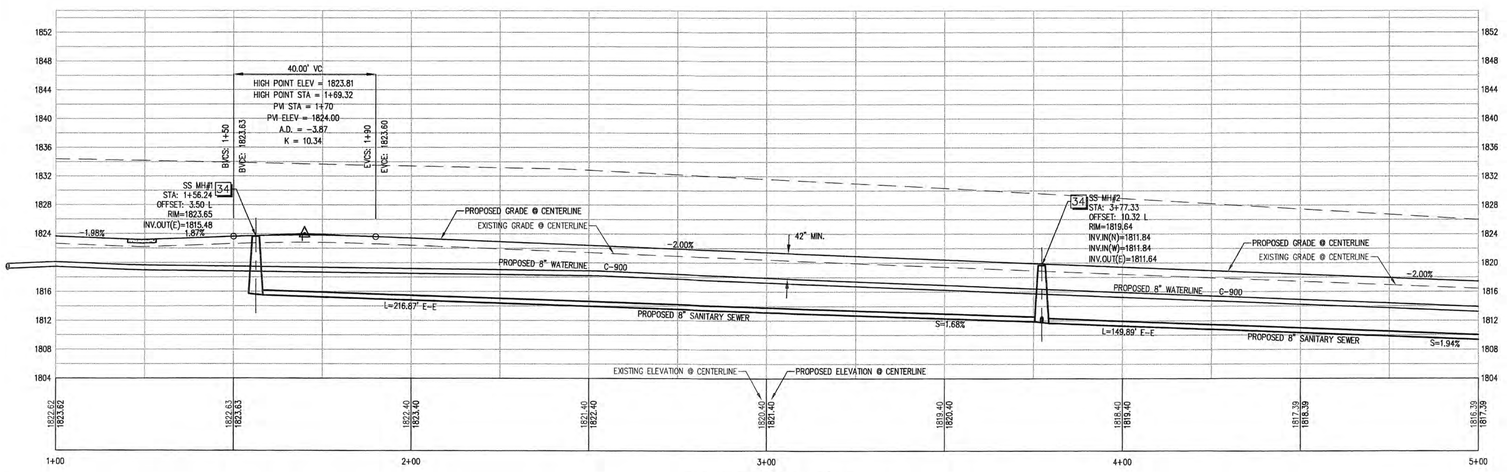
WILLIAMS WAY PLAN VIEW

STA 1+50 TO STA 5+00
HORIZONTAL SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

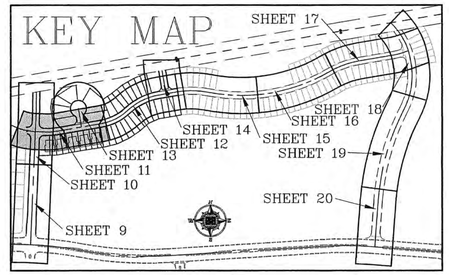
(IN FEET)
1 inch = 20 ft.



WILLIAMS WAY PROFILE VIEW

STA 1+00 TO STA 5+00
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

KEY MAP



CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C02	300.00'	24.78'	49.44'	9°26'34"
C03	300.00'	31.40'	62.57'	11°57'01"
C04	300.00'	87.95'	171.10'	19°05'55"

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R07	20.00'	20.00'	31.42'	90°00'00"
R08	20.00'	20.00'	31.42'	90°00'00"
R13	274.50'	22.29'	44.48'	09°17'05"
R14T	325.50'	34.07'	67.89'	11°57'01"
R15	20.00'	20.00'	31.42'	90°00'01"
R19	20.00'	20.00'	31.42'	89°59'59"
R20T	325.50'	95.42'	185.64'	32°40'39"
R21T	274.50'	80.47'	156.56'	32°40'39"
R30	325.50'	11.32'	22.63'	03°58'59"
R31	325.50'	14.46'	28.91'	05°05'17"
R32	325.50'	8.18'	16.36'	02°52'46"
R42	325.50'	12.01'	24.01'	04°13'36"
R43	325.50'	14.46'	28.89'	05°05'09"
R54	274.50'	28.74'	57.28'	11°57'20"

CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T05	25.00'	21.97'	36.05'	82°37'28"
T06	25.00'	25.00'	39.27'	90°00'00"
T07	25.00'	29.50'	43.39'	99°26'34"
T08	25.00'	25.00'	39.27'	90°00'00"
T11	320.50'	33.55'	66.85'	11°57'01"
T12	282.00'	29.52'	58.82'	11°57'01"
T13	25.00'	25.00'	39.27'	90°00'01"
T14	25.00'	25.00'	39.27'	89°59'59"
T18	279.50'	81.94'	159.41'	32°40'39"
T19	320.50'	93.96'	182.79'	32°40'39"

LEGEND

- 1830 = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
- = EXISTING 2' CONTOURS
- W-10" = PROPOSED WATERLINE WITH SIZE SHOWN
- SS-8" = PROPOSED SANITARY SEWER WITH SIZE SHOWN
- = CENTERLINE
- ROW = RIGHT OF WAY LINE
- = PROPOSED SIDEWALK
- = FUTURE SIDEWALK
- = PROPOSED TBC, CURB AND GUTTER
- = PROPOSED ASPHALT
- = PROPOSED SIDEWALK
- 3 = CONSTRUCTION NOTE
- = ADA RAMP
- 1821.16 = PROPOSED TBC ELEVATION
- = PROPOSED STREET LIGHT
- = WATER METER
- = PROPOSED MANHOLE
- = PROPOSED WATER VALVE
- 22 = PROPOSED CURVE LABEL
- BOP = BOTTOM OF PIPE
- TOP = TOP OF PIPE
- BWV = BACK WATER VALVE

CONSTRUCTION NOTES

3. CONSTRUCT NEW 30" ROLL TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 217A.
5. CONSTRUCT NEW 5' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
6. CONSTRUCT NEW SIDEWALK RAMP PER C.C. AREA STANDARD DRAWING NO. 235, CASE III. (TYPICAL).
8. CONSTRUCT NEW 8' CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228
11. CONSTRUCT NEW 2" ASPHALT OVER 10" AGGREGATE TYPE II BASE.
19. CONSTRUCT NEW 10' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
22. STUB, PLUG AND BLOCK NEW WATERLINE FOR FUTURE CONNECTION. INSTALL NEW 2" TEMPORARY BLOW-OFF VALVE.
24. INSTALL NEW WATER METER IN SIDEWALK PER V.V.W.D. AREA STANDARD DRAWING NO. 2.0, 2.1 AND 3.0. (TYPICAL)
28. INSTALL ¾" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.
31. INSTALL NEW SANITARY SEWER LATERAL PER C.C SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)
34. INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1
38. INSTALL NEW RESIDENTIAL SEWER BACKWATER VALVE PER C.C. SANITATION DISTRICT DESIGN STD. DRAWING NO SD-29. (2)
50. INSTALL STREET LIGHT STANDARD AND BASE PER C.C. AREA STANDARD DRAWING NO. 316. 8' ARM 100 WHPS. (TYPICAL)

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1 800 227 2600

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NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

NO	DESCRIPTION	DATE	BY	APPROVED
2	REVISE PLAN PER SNHD COMMENTS.	11/19/08	LH	

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750 WEST PIONEER BLVD. MESQUITE, NEVADA 89027 (702) 346-5100

STA: 1+00 - 5+00 WILLIAMS WAY
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

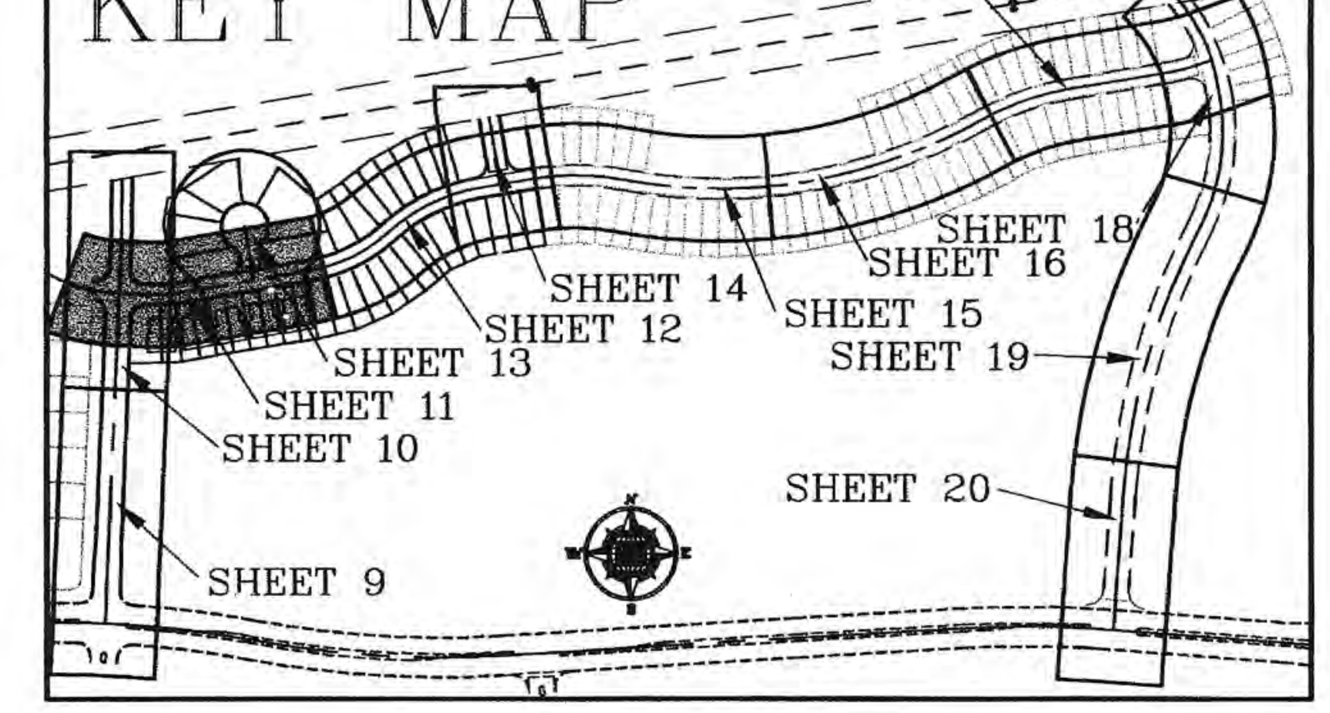
PROFESSIONAL ENGINEER - STATE OF NEVADA
LANCE F. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
11/19/08

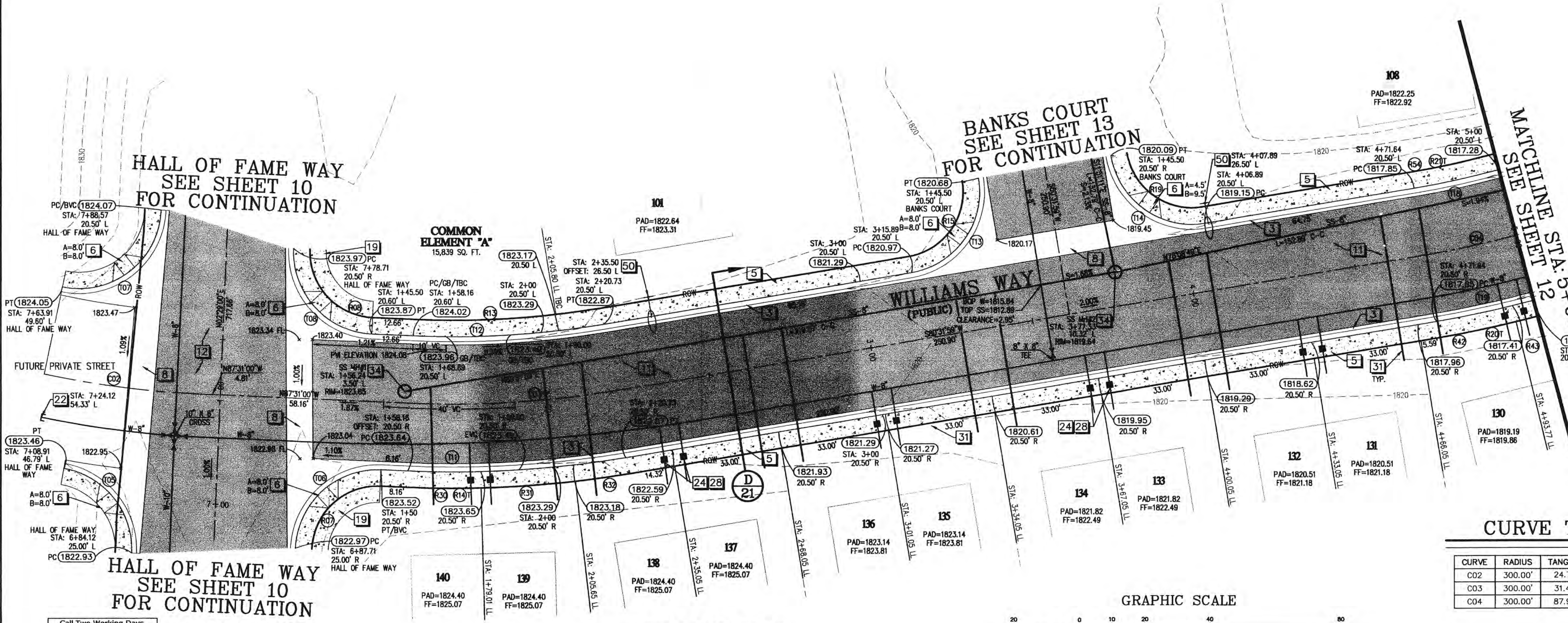
SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	JUNE 2008	11 OF 23

PLOT DATE
50% SUBMITTAL -
90% SUBMITTAL -
100% SUBMITTAL -
SUBMITTAL -2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION-PHASE I)\Working Plans\11-PLAN & PROFILE 3-REV-11-18-08.dwg, 11/19/2008 11:11:51 AM, Lance





WILLIAMS WAY
PLAN VIEW

STA 1+50 TO STA 5+00
HORIZONTAL SCALE: 1"=20'

GRAPHIC SCALE

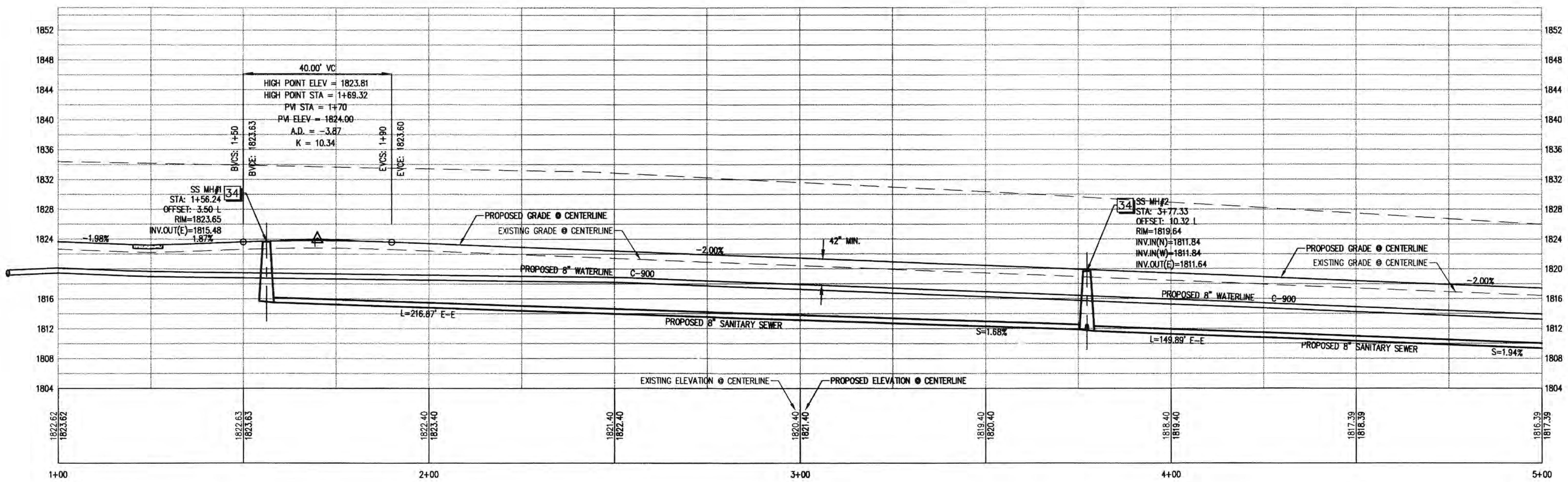
(IN FEET)
1 inch = 20 ft.

Call Two Working Days Before You Dig!
1 800 227 2600

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.



WILLIAMS WAY
PROFILE VIEW

STA 1+00 TO STA 5+00
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C02	300.00'	24.78'	49.44'	9°26'34"
C03	300.00'	31.40'	62.57'	11°57'01"
C04	300.00'	87.95'	171.10'	19°05'55"

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R07	20.00'	20.00'	31.42'	90°00'00"
R08	20.00'	20.00'	31.42'	90°00'00"
R13	274.50'	22.29'	44.48'	09°17'05"
R14T	325.50'	34.07'	67.89'	11°57'01"
R15	20.00'	20.00'	31.42'	90°00'01"
R19	20.00'	20.00'	31.42'	89°59'59"
R20T	325.50'	95.42'	185.64'	32°40'39"
R21T	274.50'	80.47'	156.56'	32°40'39"
R30	325.50'	11.32'	22.63'	03°58'59"
R31	325.50'	14.46'	28.91'	05°05'17"
R32	325.50'	8.18'	16.36'	02°52'46"
R42	325.50'	12.01'	24.01'	04°13'36"
R43	325.50'	14.46'	28.89'	05°05'09"
R54	274.50'	28.74'	57.28'	11°57'20"

CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T05	25.00'	21.97'	36.05'	82°37'28"
T06	25.00'	25.00'	39.27'	90°00'00"
T07	25.00'	29.50'	43.39'	99°26'34"
T08	25.00'	25.00'	39.27'	90°00'00"
T11	320.50'	33.55'	66.85'	11°57'01"
T12	282.00'	29.52'	58.82'	11°57'01"
T13	25.00'	25.00'	39.27'	90°00'01"
T14	25.00'	25.00'	39.27'	89°59'59"
T18	279.50'	81.94'	159.41'	32°40'39"
T19	320.50'	93.96'	182.79'	32°40'39"

LEGEND

- —1830— = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
- = EXISTING 2' CONTOURS
- W-10" = PROPOSED WATERLINE WITH SIZE SHOWN
- SS-8" = PROPOSED SANITARY SEWER WITH SIZE SHOWN
- = CENTERLINE
- ROW = RIGHT OF WAY LINE
- = PROPOSED SIDEWALK
- = FUTURE SIDEWALK
- = PROPOSED TBC, CURB AND GUTTER
- = PROPOSED ASPHALT
- = PROPOSED SIDEWALK
- 3 = CONSTRUCTION NOTE
- = ADA RAMP
- (1821.16) = PROPOSED TBC ELEVATION
- = PROPOSED STREET LIGHT
- = WATER METER
- = PROPOSED MANHOLE
- = PROPOSED WATER VALVE
- R23 = PROPOSED CURVE LABEL
- BOP = BOTTOM OF PIPE
- TOP = TOP OF PIPE

CONSTRUCTION NOTES

- 3 CONSTRUCT NEW 30" ROLL TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 217A.
- 5 CONSTRUCT NEW 5' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
- 6 CONSTRUCT NEW SIDEWALK RAMP PER C.C. AREA STANDARD DRAWING NO. 235, CASE III. (TYPICAL).
- 8 CONSTRUCT NEW 8' CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228
- 11 CONSTRUCT NEW 2" ASPHALT OVER 10" AGGREGATE TYPE II BASE.
- 19 CONSTRUCT NEW 10' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.
- 22 STUB, PLUG AND BLOCK NEW WATERLINE FOR FUTURE CONNECTION. INSTALL NEW 2" TEMPORARY BLOW-OFF VALVE.
- 24 INSTALL NEW WATER METER IN SIDEWALK PER V.V.W.D. AREA STANDARD DRAWING NO. 2.0, 2.1 AND 3.0. (TYPICAL)
- 28 INSTALL ¾" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.
- 31 INSTALL NEW SANITARY SEWER LATERAL PER C.C SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)
- 34 INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1
- 50 INSTALL STREET LIGHT STANDARD AND BASE PER C.C. AREA STANDARD DRAWING NO. 316. 8' ARM 100 WHPS. (TYPICAL)

REVISIONS				
NO	DESCRIPTION	DATE	BY	APPROVED

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(435) 655-0956

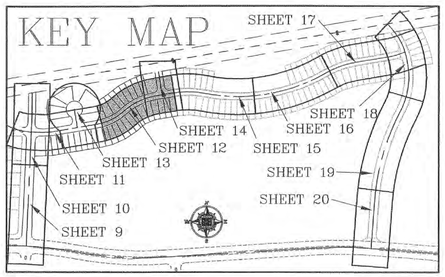
750 WEST PIONEER BLVD.
MESQUITE, NEVADA 89027
(702) 346-5100

STA: 1+00 - 5+00 WILLIAMS WAY
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
8/04/08

SCALE:	1" = 20'
DRAWN BY:	RLB
CHECKED BY:	L.H.
PROJECT NO:	1288-04-15-01
DATE:	JUNE 2008
SHEET NO.:	11 OF 23

	PLOT DATE
60% SUBMIT	
90% SUBMIT	
100% SUBMITTAL-1	
SUBMITTAL-2	
APPROVED	



NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

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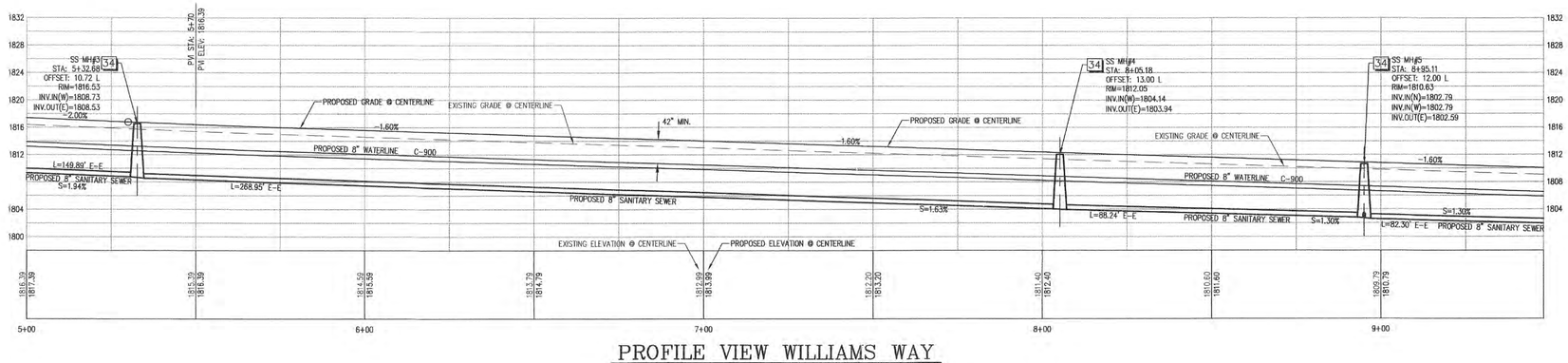

PROFILE VIEW WILLIAMS WAY
VERTICAL SCALE: 1"=10'

LEGEND

1830	= EXISTING 10' CONTOURS WITH ELEVATION SHOWN
	= EXISTING 2' CONTOURS
W-10"	= PROPOSED WATERLINE WITH SIZE SHOWN
SS-8"	= PROPOSED SANITARY SEWER WITH SIZE SHOWN
	= CENTERLINE
ROW	= RIGHT OF WAY LINE
	= PROPOSED SIDEWALK
	= PROPOSED TBC, CURB AND GUTTER
	= PROPOSED ASPHALT
	= PROPOSED SIDEWALK
3	= CONSTRUCTION NOTE
	= ADA RAMP
1821.16	= PROPOSED TBC ELEVATION
R23	= PROPOSED CURVE LABEL
	= PROPOSED STREET LIGHT
SWV	= BACK WATER VALVE
	= PROPOSED WATER METER
	= FIRE HYDRANT
	= PROPOSED MANHOLE
	= PROPOSED WATER VALVE
BOP	= BOTTOM OF PIPE
TOP	= TOP OF PIPE

CONSTRUCTION NOTES

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31 INSTALL NEW SANITARY SEWER LATERAL PER C.C SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)

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38 INSTALL NEW RESIDENTIAL SEWER BACKWATER VALVE PER C.C. SANITATION DISTRICT DESIGN STD. DRAWING NO SD-29.

46 INSTALL NEW FIRE HYDRANT PER V.V.W.D. AREA STANDARD DRAWING NO. 8.0. PAINT CURB RED RED 15 FT. EACH SIDE OF HYDRANT (TYPICAL).

50 INSTALL STREET LIGHT STANDARD AND BASE PER C.C. AREA STANDARD DRAWING NO. 316. 8' ARM 100 WHPS. (TYPICAL)

CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C04	300.00'	87.95'	171.10'	19°05'55"
C05	350.00'	102.63'	199.66'	32°41'05"

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R20T	325.50'	95.42'	185.64'	32°40'39"
R21T	274.50'	80.47'	156.56	32°40'39"
R22T	324.50'	95.15'	185.11'	32°41'05"
R23T	375.50	106.36	207.29	31°37'44"
R24	20.00'	19.63'	31.05'	88°56'39"
R25	20.00'	20.00'	31.42'	90°00'00"
R43	325.50'	14.46'	28.89'	05°05'09"
R44	325.50'	14.46'	28.91'	05°05'18"
R45	325.50'	14.46'	28.89'	05°05'09"
R46	325.50'	14.46'	28.91'	05°05'18"
R47	325.50'	14.46'	28.89'	05°05'09"
R48	325.50'	8.57'	17.14'	03°01'01"
R49	324.50'	7.84'	15.68'	02°46'05"
R50	324.50'	22.27'	44.47'	07°51'07"
R51	324.50'	22.27'	44.47'	07°51'07"
R52	324.50'	22.27'	44.47'	07°51'07"
R53	324.50'	18.03'	36.03'	06°21'40"
R54	274.50'	28.74'	57.28'	11°57'20"
R55	274.50'	23.78'	47.44'	09°54'10"
R56	274.50'	23.78'	47.44'	09°54'10"
R57	274.50'	2.20'	4.39'	00°55'00"
R58	375.50	13.08'	26.14'	03°59'20"
R59	375.50	14.71'	29.40'	04°29'07"
R60	375.50	14.70'	29.39'	04°29'07"
R61	375.50	14.71'	29.40'	04°29'07"
R62	375.50	14.70'	29.39'	04°29'07"
R63	375.50	14.71'	29.40'	04°29'07"
R64	375.50	17.10'	34.17'	05°12'50"

CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T18	279.50	81.94	159.41	32°40'39"
T19	320.50'	93.96'	182.79'	32°40'39"
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T25	25.00'	25.00'	39.27'	90°00'00"

REVISIONS

NO	DESCRIPTION	DATE	BY	APPROVED
1	REVISE FUTURE PHASE II LOT CONFIGURATION, PAD GRADES AND UTILITY LATERALS.	08/18/08	LH	

Cleared Utility only 8-22-08

THE INFORMATION CONTAINED IN THIS DRAWING IS FOR APPROVAL AGENCIES ONLY. THE APPROVAL RECEIVED FROM AGENCIES SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR CORRECTING ANY ERRORS, OMISSIONS, OR CONFLICTS WHICH MAY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL NOT BE ENTITLED TO ANY EXTRA COMPENSATION FOR FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS PARAGRAPH.

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SUITE 1000
PARK CITY, UT 84098
(435) 655-0956
P.O. BOX 3174
CEDAR CITY, UTAH 84720
(435) 586-9592

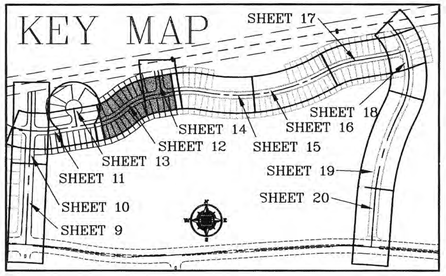
STA: 5+00 - 9+48.33 WILLIAMS WAY
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 187061
STATE OF NEVADA
8/12/08

SCALE: 1" = 20'	DRAWN BY: RLB	CHECKED BY: L.H.	
PROJECT NO: 1288-04-15-01	DATE: AUG 2008	SHEET NO.: 12 OF 23	

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION-PHASE I)\Working Plans\Revision 1\12-PLAN & PROFILE 4-REV-08-18-08.dwg, 8/19/2008 10:06:46 AM, Burton



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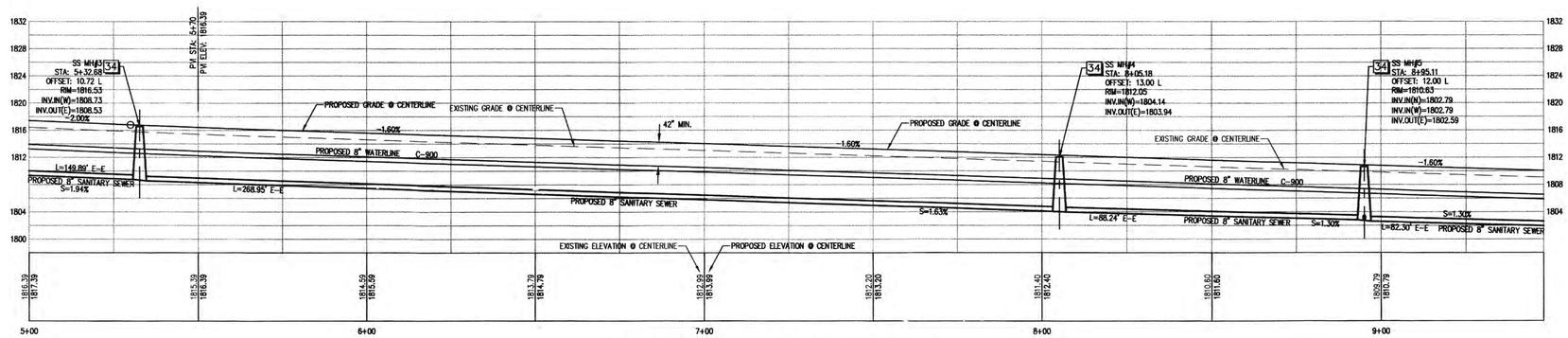

PROFILE VIEW WILLIAMS WAY
VERTICAL SCALE: 1"=10'

LEGEND

1830	= EXISTING 10' CONTOURS WITH ELEVATION SHOWN
1830	= EXISTING 2' CONTOURS
W-10"	= PROPOSED WATERLINE WITH SIZE SHOWN
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	= ADA RAMP
1821.16	= PROPOSED TBC ELEVATION
R23	= PROPOSED CURVE LABEL
	= PROPOSED STREET LIGHT
BWV	= BACK WATER VALVE
	= PROPOSED WATER METER
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NO	DESCRIPTION	REVISIONS DATE	BY	APPROVED

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– www.bullochbrothers.com –
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750 WEST PIONEER BLVD. MESQUITE, NEVADA 89027 (702) 346-5100
P.O. BOX 3174 CEDAR CITY, UTAH 84720 (435) 586-9592

STA: 5+00 - 9+48.33 WILLIAMS WAY
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

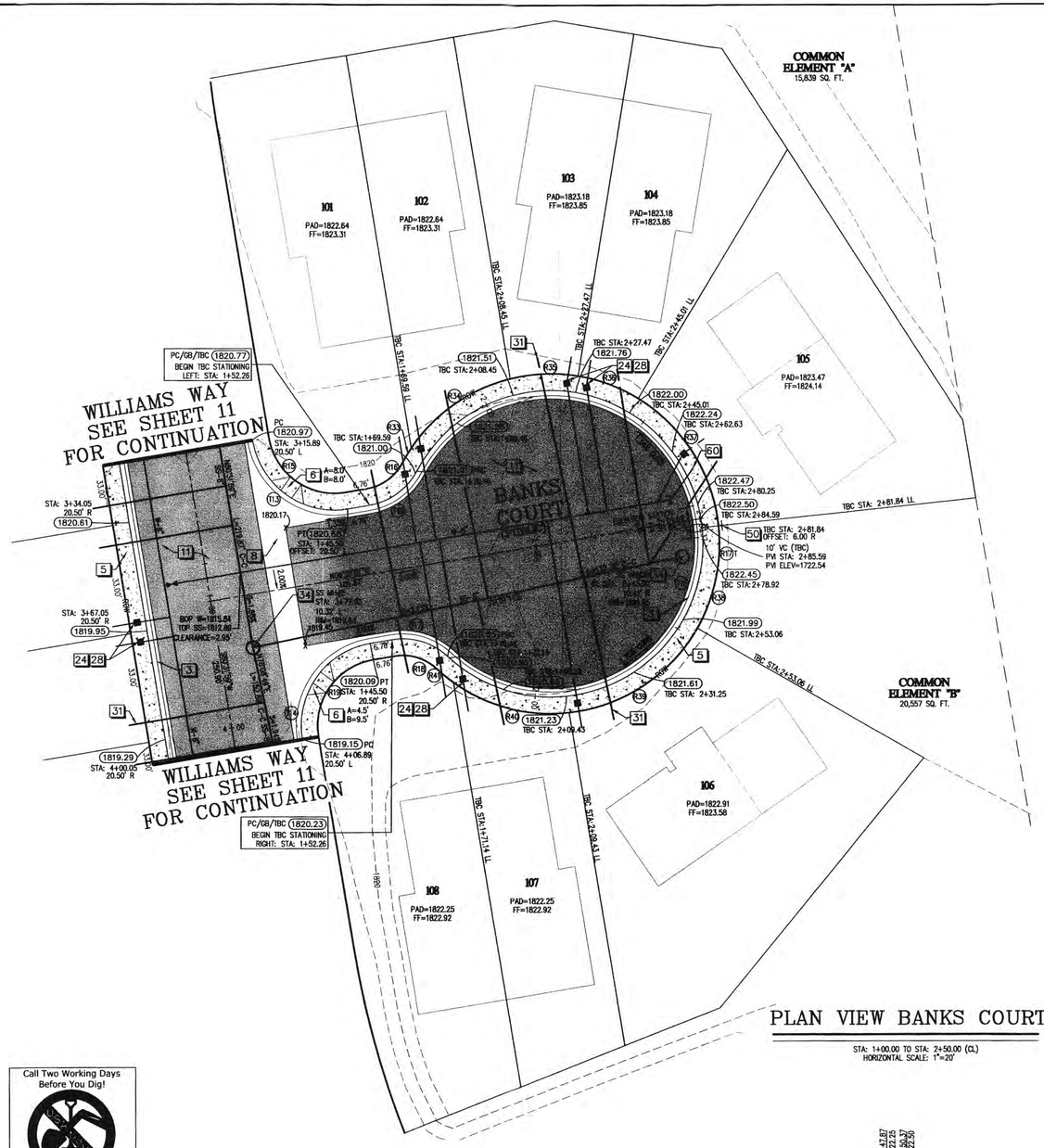
PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
5/13/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	MAY 2008	12 OF 23

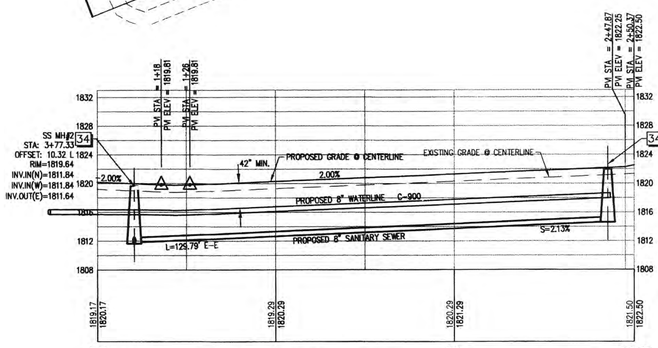
PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION)\Working Plans\12-PLAN & PROFILE 4.dwg, 5/13/2008 12:38:28 PM, Burton



PLAN VIEW BANKS COURT

STA: 1+00.00 TO STA: 2+50.00 (CL)
HORIZONTAL SCALE: 1"=20'



PROFILE VIEW BANKS COURT

VERTICAL SCALE: 1"=10'

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NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R15	20.00'	20.00'	31.42'	90°00'01"
R16	15.00'	7.34'	13.65'	52°08'50"
R17T	51.00'	39.64'	253.06'	284°17'40"
R18	15.00'	7.34'	13.65'	52°08'49"
R19	20.00'	20.00'	31.42'	89°59'59"
R33	51.00'	2.60'	5.20'	05°50'38"
R34	51.00'	19.55'	37.34'	41°56'51"
R35	51.00'	10.47'	20.66'	23°12'41"
R36	51.00'	9.84'	19.45'	21°50'46"
R37	51.00'	25.27'	46.92'	52°42'51"
R38	51.00'	16.50'	31.91'	35°50'59"
R39	51.00'	25.98'	48.06'	53°59'40"
R40	51.00'	19.31'	36.92'	41°28'59"
R41	51.00'	3.30'	6.59'	07°24'14"

CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T13	25.00'	25.00'	39.27'	90°00'01"
T14	25.00'	25.00'	39.27'	89°59'59"
T15	20.00'	9.79'	18.20'	52°08'50"
T16	46.00'	35.75'	228.25'	284°17'40"
T17	20.00'	9.79'	18.20'	52°08'49"

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
- = EXISTING 2' CONTOURS
- W-10" = PROPOSED WATERLINE WITH SIZE SHOWN
- SS-8" = PROPOSED SANITARY SEWER WITH SIZE SHOWN
- = CENTERLINE
- ROW = RIGHT OF WAY LINE
- = PROPOSED SIDEWALK
- = PROPOSED TBC, CURB AND GUTTER
- = PROPOSED ASPHALT
- = PROPOSED SIDEWALK
- 3 = CONSTRUCTION NOTE
- = ADA RAMP
- 1821.16 = PROPOSED TBC ELEVATION
- = PROPOSED STREET LIGHT
- = WATER METER
- = PROPOSED MANHOLE
- = PROPOSED WATER VALVE
- R23 = PROPOSED CURVE LABEL
- BOP = BOTTOM OF PIPE
- TOP = TOP OF PIPE

CONSTRUCTION NOTES

3 CONSTRUCT NEW 30" ROLL TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 217A.

5 CONSTRUCT NEW 5' SIDEWALK PER C.C. AREA STANDARD DRAWING NO. 234.

6 CONSTRUCT NEW SIDEWALK RAMP PER C.C. AREA STANDARD DRAWING NO. 235. (TYPICAL) CASE III

8 CONSTRUCT NEW 6' CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228

11 CONSTRUCT NEW 2" ASPHALT OVER 10" AGGREGATE TYPE II BASE.

24 INSTALL NEW WATER METER IN SIDEWALK PER V.V.W.D. AREA STANDARD DRAWING NO. 2.0, 2.1 AND 3.0. (TYPICAL)

28 INSTALL ¾" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.

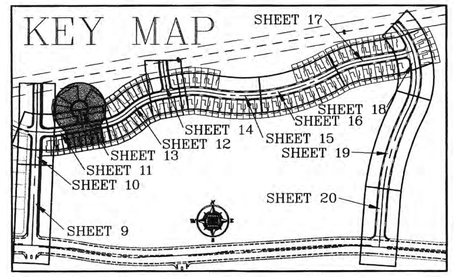
31 INSTALL NEW SANITARY SEWER LATERAL PER C.C SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)

34 INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1

50 INSTALL STREET LIGHT STANDARD AND BASE PER C.C. AREA STANDARD DRAWING NO. 316. 8' ARM 100 WHPS. (TYPICAL)

60 INSTALL NEW FLUSH VALVE ASSEMBLY PER V.V.W.D. STANDARD DRAWING NO. 10..

KEY MAP



NO	DESCRIPTION	DATE	BY	APPROVED
	REVISIONS			

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– www.bullochbrothers.com –
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3100 W. PINEBROOK RD. SUITE 1000 PARK CITY, UT 84098 (435) 655-0956
750 WEST PIONEER BLVD. MESQUITE, NEVADA 89027 (702) 346-5100

PLAN & PROFILE VIEW BANKS COURT
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

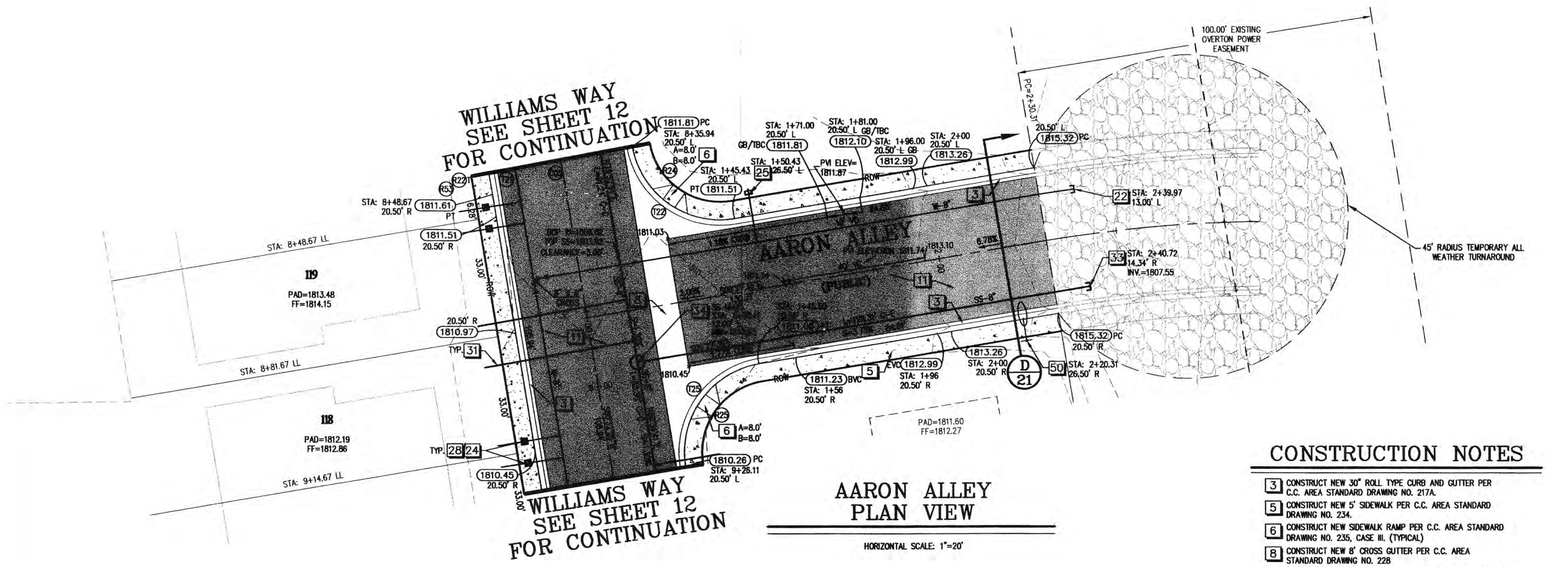
PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
8/04/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	MAY 2008	13 OF 23

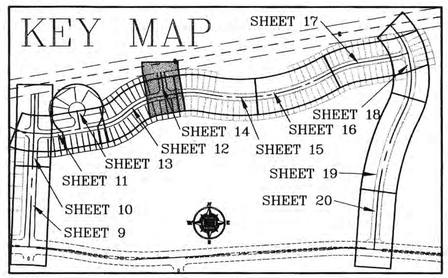
PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITAL–1
SUBMITAL–2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION-PHASE I)\Working Plans\13-PLAN & PROFILE 5-08-01-08.dwg, 8/1/2008 10:01:29 AM,



AARON ALLEY PLAN VIEW

HORIZONTAL SCALE: 1"=20'



LEGEND

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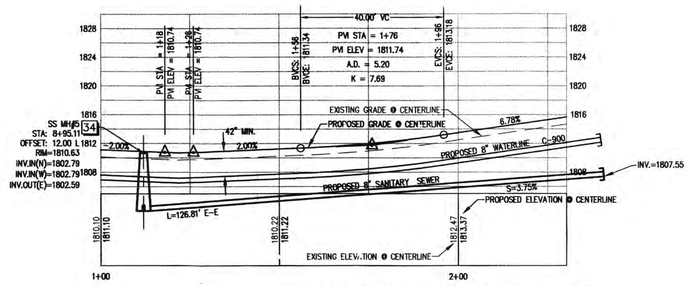
6. CONSTRUCT NEW SIDEWALK RAMP PER C.C. AREA STANDARD DRAWING NO. 235, CASE III. (TYPICAL)
8. CONSTRUCT NEW 8' CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228
11. CONSTRUCT NEW 2" ASPHALT OVER 10" AGGREGATE TYPE II BASE.
22. STUB, PLUG AND BLOCK NEW WATERLINE FOR FUTURE CONNECTION. INSTALL NEW 2" TEMPORARY BLOW OFF VALVE.
24. INSTALL NEW WATER METER IN SIDEWALK PER V.V.W.D. AREA STANDARD DRAWING NO. 2.0, 2.1 AND 3.0. (TYPICAL)
25. INSTALL ECLIPSE NO. 88 WATER SAMPLE STATION MANUFACTURED BY KUPFERLE FOUNDRY CO. PER V.V.W.D. STANDARD DRAWING 15.
28. INSTALL 3/4" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.
31. INSTALL NEW SANITARY SEWER LATERAL PER C.C SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)
33. STUB NEW SEWER LINE FOR FUTURE CONNECTION AT INVERT ELEVATION INDICATED.
34. INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1
50. INSTALL STREET LIGHT STANDARD AND BASE PER C.C. AREA STANDARD DRAWING NO. 316. 8' ARM 100 WHPS. (TYPICAL)



PROFILE VIEW AARON ALLEY

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

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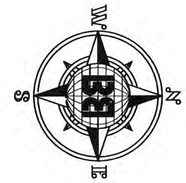
NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C05	350.00'	102.63'	199.66'	32°41'05"

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R22	324.50'	95.15'	185.11'	32°41'05"
R24	20.00'	19.63'	31.05'	88°56'39"
R25	20.00'	20.00'	31.42'	90°00'00"
R53	324.50'	18.03'	36.03'	06°21'40"

CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T21	329.50'	96.62'	187.97'	32°41'05"
T22	25.00'	24.54'	38.81'	88°56'39"
T25	25.00'	25.00'	39.27'	90°00'00"

NO	DESCRIPTION	DATE	BY	APPROVED
	REVISIONS			

THE DESIGNS CONTAINED ON THIS DRAWING ARE CONCEPTUAL IN NATURE AND ARE NOT APPROVED FOR CONSTRUCTION. ALL DESIGNS SHOWN ON THIS DRAWING SHALL BE SUBMITTED AND APPROVED BY THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. ANY CHANGES MADE TO THESE DESIGNS SHALL BE REVIEWED AND APPROVED BY BULLOCH BROTHERS ENGINEERING, INC. BEFORE CONSTRUCTION. INSURE CONFORMITY TO THE 'A BULLOCH BROTHERS ENGINEERING, INC.' PLAN/PROFILE DEVELOPMENT PROJECT NOTE.

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SUITE 1000
PARK CITY, UT 84098
(435) 655-0956

P.O. BOX 3174
CEDAR CITY, UTAH 84720
(435) 586-9592

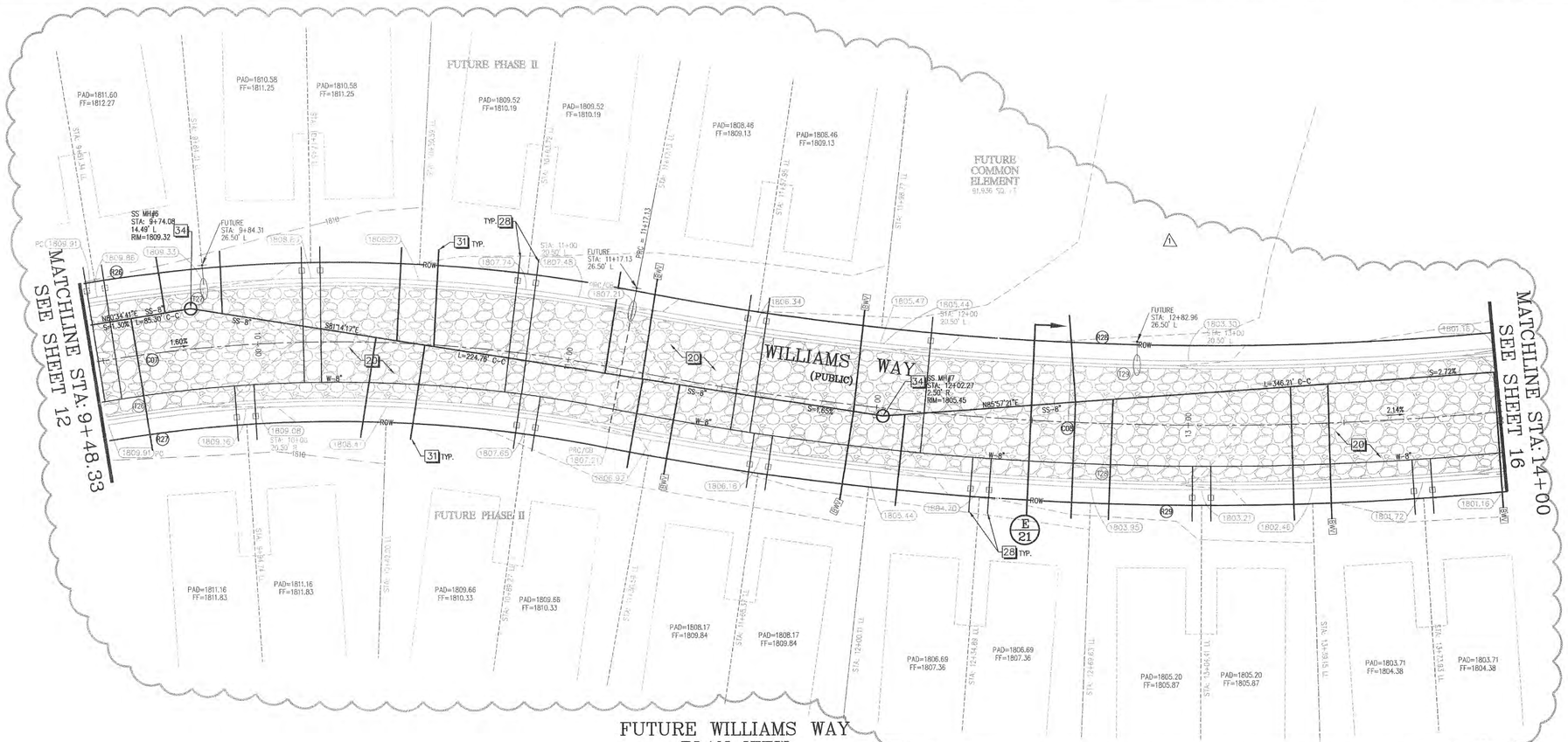
PLAN & PROFILE VIEW AARON ALLEY
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
LANCE F. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
5/13/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.

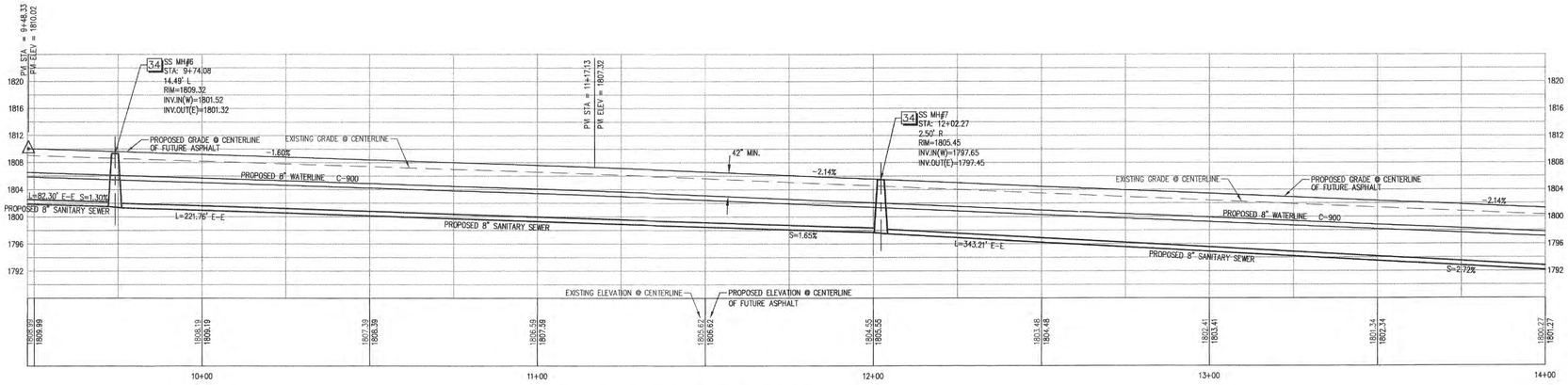
PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	MAY 2008	14 OF 23

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED



FUTURE WILLIAMS WAY
PLAN VIEW

STA 9+48.33 TO STA 14+00
HORIZONTAL SCALE: 1"=20'



PROFILE VIEW WILLIAMS WAY

VERTICAL SCALE: 1"=10'

CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C07	474.50'	85.30'	168.79'	20°22'55"
C08	1000.00'	370.68'	709.96'	40°40'39"

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R26	500.00'	89.88'	177.87'	20°22'55"
R27	449.00'	80.71'	159.72'	20°22'55"
R28	974.50'	361.23'	691.85'	40°40'39"
R29	1025.50'	380.13'	728.06'	40°40'39"

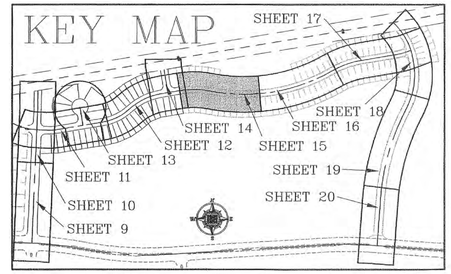
FUTURE CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T26	454.00'	81.61'	161.50'	20°22'55"
T27	495.00'	88.98'	176.09'	20°22'55"
T28	1020.50'	378.28'	724.51'	40°40'39"
T29	979.50'	363.08'	695.40	40°40'39"

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



CONSTRUCTION NOTES

20 10" AGGREGATE TYPE II BASE.

28 INSTALL ¾" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.

31 INSTALL NEW SANITARY SEWER LATERAL PER C.C. SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)

34 INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1

LEGEND

- 1830 = EXISTING 10' CONTOURS WITH ELEVATION SHOWN
- = EXISTING 2' CONTOURS
- ROW = RIGHT OF WAY LINE
- = FUTURE TBC, CURB AND GUTTER
- = AGGREGATE BASE
- (27) = CURVE LABEL
- (1891.86) = FUTURE TBC ELEVATION
- BWV = FUTURE BACK WATER VALVE
- = FUTURE WATER METER
- = PROPOSED MANHOLE
- = PROPOSED WATER VALVE
- = FUTURE STREET LIGHT

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NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

NO	DESCRIPTION	DATE	BY	APPROVED
1	REVISE FUTURE PHASE II LOT CONFIGURATION, PAD GRADES AND UTILITY LATERALS.	08/15/08	LH	

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STA: 9+48.33 - 14+00 WILLIAMS WAY
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

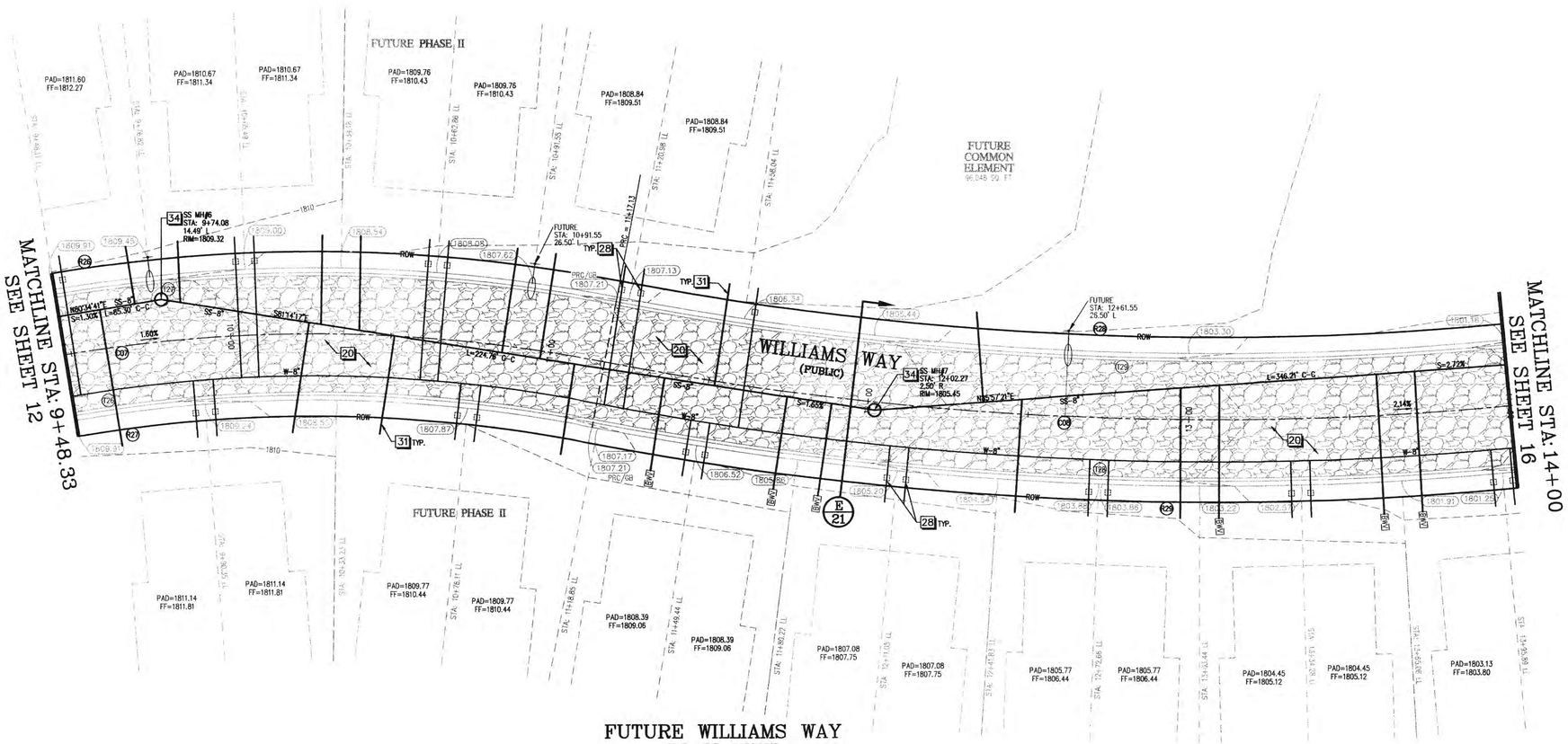
PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
8/20/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	AUG 2008	15 OF 23

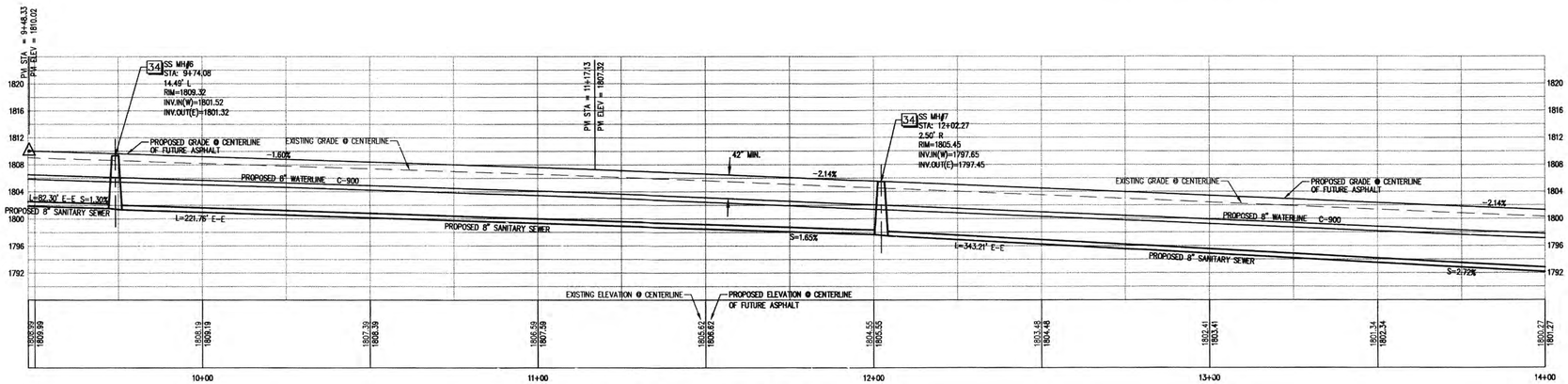
PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION-PHASE I)\Working Plans\Revision 1\15-PLAN & PROFILE 7-REV-08-18-08.dwg, 8/19/2008 10:08:11 AM, Burton



FUTURE WILLIAMS WAY PLAN VIEW

STA 9+48.33 TO STA 14+00
HORIZONTAL SCALE: 1"=20'



PROFILE VIEW WILLIAMS WAY

VERTICAL SCALE: 1"=10'

CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
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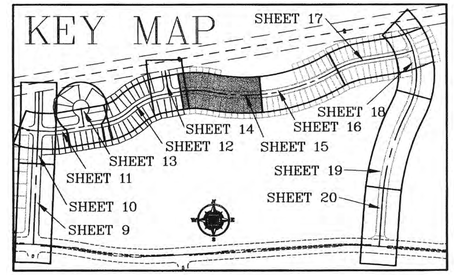

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- = EXISTING 2' CONTOURS
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- = FUTURE TBC, CURB AND GUTTER
- = AGGREGATE BASE
- 27 = CURVE LABEL
- 1891.80 = FUTURE TBC ELEVATION
- BWV = FUTURE BACK WATER VALVE
- = FUTURE WATER METER
- = PROPOSED MANHOLE
- = PROPOSED WATER VALVE
- = FUTURE STREET LIGHT

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NO	DESCRIPTION	DATE	BY	APPROVED

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750 WEST PIONEER BLVD. MESQUITE, NEVADA 89027 (702) 346-5100

STA: 9+48.33 - 14+00 WILLIAMS WAY
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

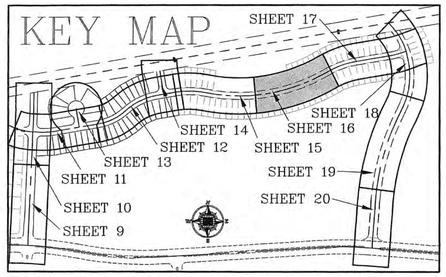
PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE F. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
5/13/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	MAY 2008	15 OF 23

PLOT DATE
50% SUBMIT
90% SUBMIT
100% SUBMITTAL - 1
SUBMITTAL - 2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION)\Working Plans\15-PLAN & PROFILE 7.dwg, 5/13/2008 12:43:00 PM, Burtr



FUTURE WILLIAMS WAY PLAN VIEW

STA 14+00 TO STA 18+50
HORIZONTAL SCALE: 1"=20'

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R28	974.50'	361.23'	691.85'	40°40'39"
R29	1025.50'	380.13'	728.06'	40°40'39"
R30	525.50'	94.06'	186.14'	20°17'44"
R31	474.50'	84.93'	168.08'	20°17'44"

FUTURE CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C08	1000.00'	370.68'	709.96'	40°40'39"
C09	500.00'	89.49'	177.11'	20°17'44"

FUTURE CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T28	1020.50'	378.28'	724.51'	40°40'39"
T29	979.50'	363.08'	695.40	40°40'39"
T30	520.50'	93.16'	184.37'	20°17'44"
T31	479.50'	85.82'	169.85'	20°17'44"

CONSTRUCTION NOTES

20 10" AGGREGATE TYPE II BASE.

28 INSTALL ¾" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.

30 WATER SERVICE LATERAL TO LOT SHALL BE INSTALLED OVER STORM DRAIN. IF VERTICAL SEPARATION IS LESS THAN 18" AT THE STORM DRAIN, THE WATER SERVICE LATERAL SHALL BE SLEEVED WITH 2" SCHEDULE 40 PVC, 10' ON EACH SIDE OF CROSSING. 2

31 INSTALL NEW SANITARY SEWER LATERAL PER C.C SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)

34 INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN & CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1

36 CONCRETE ENCASE SEWER/STORM DRAIN LINE TO 10' ON BOTH SIDES OF CROSSING PER C.C. SANITATION DISTRICT STANDARD DRAWING NO. SD-20.

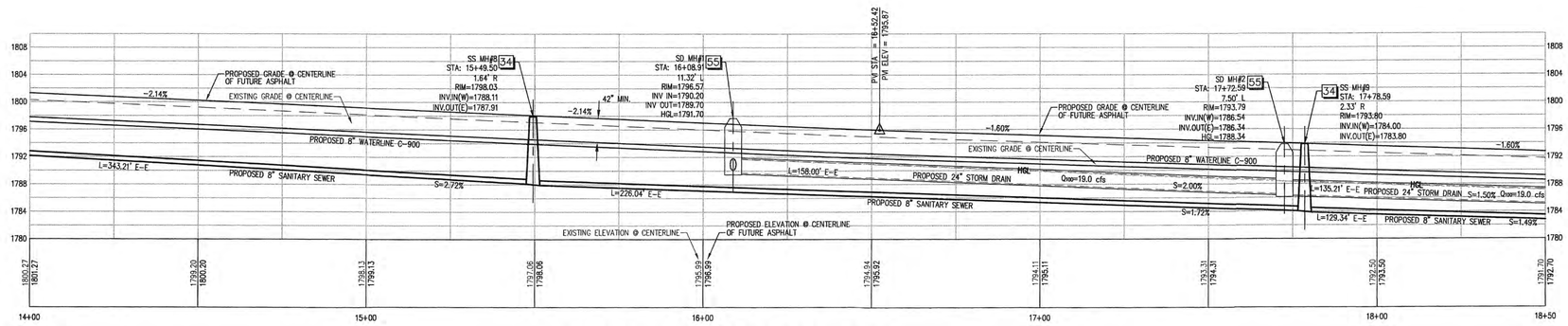
46 INSTALL NEW FIRE HYDRANT PER V.V.W.D. AREA STANDARD DRAWING NO. 8.0. PAINT CURB RED 15 FT. EACH SIDE OF HYDRANT (TYPICAL).

53 CONSTRUCT NEW TYPE "C" DROP INLET PER C.C. AREA STANDARD DRAWING NO. 413.
DI #1 D=6.42' L=20' (5 GRATES)
DI #2 D=6.10' L=8.0'(1 GRATE)

55 INSTALL NEW 60" STORM DRAIN MANHOLE PER C.C. AREA STANDARD DRAWING NO. 403.

57 PROVIDE LOOSE RIP-RAP FOR OUTLET PROTECTION ACCORDING L': D50=6", DEPTH=1.5' LENGTH=10' WIDTH=6.0'

NOTE: ALL STORM DRAIN CALCULATIONS REPRESENT POSSIBLE FUTURE DESIGN FLOWS.



PROFILE VIEW WILLIAMS WAY

STA 14+00 TO STA 18+50
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

LEGEND

- 1780 = EXISTING 10' CONTOURS WITH ELEVATIONS SHOWN
- = EXISTING 2' CONTOURS
- = RIGHT OF WAY LINE
- = FUTURE TBC, CURB AND GUTTER
- = AGGREGATE BASE
- W-10" = PROPOSED WATERLINE WITH SIZE SHOWN
- SS-8" = PROPOSED SANITARY SEWER WITH SIZE SHOWN
- SD-36" = PROPOSED STORM DRAIN WITH SIZE SHOWN
- (1786.11) = FUTURE TBC ELEVATION
- 1821.16 = PROPOSED TBC ELEVATION
- R27 = CURVE LABEL
- = FUTURE STREET LIGHT
- 3 = CONSTRUCTION NOTE
- BWV = FUTURE BACK WATER VALVE
- = FUTURE WATER METER
- = FIRE HYDRANT
- = PROPOSED MANHOLE
- = PROPOSED WATER VALVE
- BOP = BOTTOM OF PIPE
- TOP = TOP OF PIPE
- 1/21 = SHEET NUMBER/SECTION NUMBER
- HGL = HYDRAULIC GRADE LINE

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

Call Two Working Days Before You Dig!
DIGALERT
1-800-227-2600

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

NO	DESCRIPTION	DATE	BY	APPROVED
1	REVISE FUTURE STREET CONFIGURATION, PAD GRADES AND UTILITY LATERALS.	08/15/08	LH	
2	REVISE PLAN PER SNHD COMMENTS.	11/18/08	LH	

THE DESIGNS CONTAINED IN THIS DRAWING ARE THE PROPERTY OF BULLOCH BROTHERS ENGINEERING INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED. THE REPRODUCTION OF THESE DESIGNS IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF BULLOCH BROTHERS ENGINEERING INC. IS PROHIBITED. ANY REUSE OF THESE DESIGNS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BULLOCH BROTHERS ENGINEERING INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BULLOCH BROTHERS ENGINEERING INC. THE USER SHALL INDEMNIFY AND HOLD HARMLESS BULLOCH BROTHERS ENGINEERING INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

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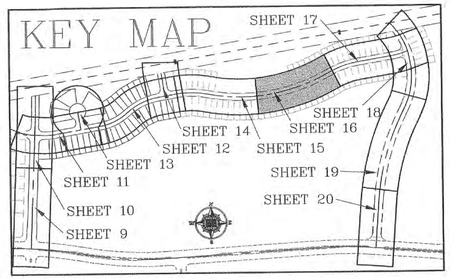
3100 W. PINEBROOK RD.
SUITE 1000
PARK CITY, UT 84098
(435) 655-0956
P.O. BOX 3174
CEDAR CITY, UTAH 84720
(435) 586-9592

STA:14+00 - 18+50 WILLIAMS WAY HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706

SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	AUG 2008	16 OF 23



FUTURE WILLIAMS WAY PLAN VIEW

STA 14+00 TO STA 18+50
HORIZONTA. SCALE: 1"=20'

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R28	974.50'	361.23'	691.85'	40°40'39"
R29	1025.50'	380.13'	728.06'	40°40'39"
R30	525.50'	94.06'	186.14'	20°17'44"
R31	474.50'	84.93'	168.08'	20°17'44"

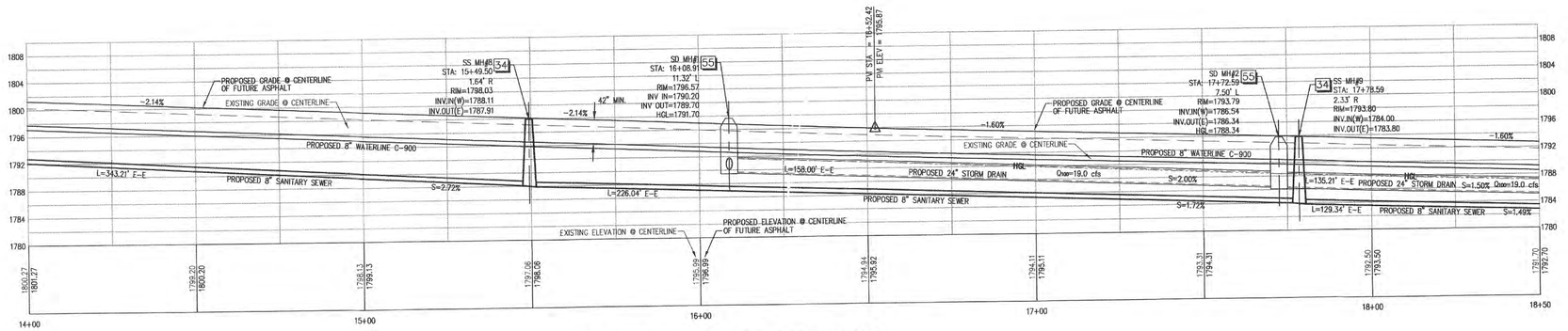
FUTURE CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C08	1000.00'	370.68'	709.96'	40°40'39"
C09	500.00'	89.49'	177.11'	20°17'44"

FUTURE CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T28	1020.50'	378.28'	724.51'	40°40'39"
T29	979.50'	363.08'	695.40	40°40'39"
T30	520.50'	93.16'	184.37'	20°17'44"
T31	479.50'	85.82'	169.85'	20°17'44"

NOTE: ALL STORM DRAIN CALCULATIONS REPRESENT POSSIBLE FUTURE DESIGN FLOWS.



PROFILE VIEW WILLIAMS WAY

STA 14+00 TO STA 18+50
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

CONSTRUCTION NOTES

20 10" AGGREGATE TYPE II BASE.

28 INSTALL 36" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.

31 INSTALL NEW SANITARY SEWER LATERAL PER C.C SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)

34 INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN & CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1

36 CONCRETE ENCASE SEWER/STORM DRAIN LINE TO 10' ON BOTH SIDES OF CROSSING PER C.C. SANITATION DISTRICT STANDARD DRAWING NO. SD-20.

46 INSTALL NEW FIRE HYDRANT PER V.V.W.D. AREA STANDARD DRAWING NO. 8.0. PAINT CURB RED 15 FT. EACH SIDE OF HYDRANT (TYPICAL).

53 CONSTRUCT NEW TYPE "C" DROP INLET PER C.C. AREA STANDARD DRAWING NO. 413.
DI #1 D=6.42' L=20' (3 GRATES)
DI #2 D=6.10' L=6.0'(1 GRATE)

55 INSTALL NEW 60" STORM DRAIN MANHOLE PER C.C. AREA STANDARD DRAWING NO. 403.

57 PROVIDE LOOSE RIP-RAP FOR OUTLET PROTECTION ACCORDINGLY: D50=6", DEPTH=1.5' LENGTH=10' WIDTH=6.0'

LEGEND

- 1780 — = EXISTING 10' CONTOURS WITH ELEVATIONS SHOWN
- = EXISTING 2' CONTOURS
- = RIGHT OF WAY LINE
- = FUTURE TBC, CURB AND GUTTER
- = AGGREGATE BASE
- W-10" = PROPOSED WATERLINE WITH SIZE SHOWN
- SS-8" = PROPOSED SANITARY SEWER WITH SIZE SHOWN
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- (1788.11) = FUTURE TBC ELEVATION
- 1821.16 = PROPOSED TBC ELEVATION
- (27) = CURVE LABEL
- = FUTURE STREET LIGHT
- 3 = CONSTRUCTION NOTE
- FWV = FUTURE BACK WATER VALVE
- = FUTURE WATER METER
- = FIRE HYDRANT
- = PROPOSED MANHOLE
- = PROPOSED WATER VALVE
- BOP = BOTTOM OF PIPE
- TOP = TOP OF PIPE
- 1/21 = SHEET NUMBER/SECTION NUMBER
- HGL = HYDRAULIC GRADE LINE

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITAL-1
SUBMITAL-2
APPROVED

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NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

NO	DESCRIPTION	DATE	BY	APPROVED
1	REVISE FUTURE PHASE II LOT CONFIGURATION, PAD GRADES AND UTILITY LATERALS.	08/16/08	LH	

As-built by Surveyors only 9/3/08

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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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www.bullochbrothers.com
750 WEST PIONEER BLVD. MESQUITE, NEVADA 89027 (702) 346-5100
3100 W. PINEBROOK RD. SUITE 1000 PARK CITY, UT 84098 (435) 655-0955
P.O. BOX 3174 CEDAR CITY, UTAH 84720 (435) 586-9592

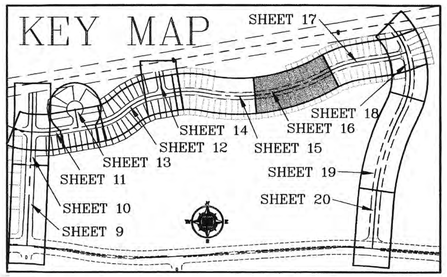
STA:14+00 - 18+50 WILLIAMS WAY HITTERS SUBDIVISION PHASE I

FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
9/22/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	AUG 2008	16 OF 23



FUTURE WILLIAMS WAY PLAN VIEW

STA 14+00 TO STA 18+50
HORIZONTAL SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CONSTRUCTION NOTES

20 10" AGGREGATE TYPE II BASE.

28 INSTALL 3/4" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.

31 INSTALL NEW SANITARY SEWER LATERAL PER C.C SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)

34 INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN & CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1

36 CONCRETE ENCASE SEWER/STORM DRAIN LINE TO 10' ON BOTH SIDES OF CROSSING PER C.C. SANITATION DISTRICT STANDARD DRAWING NO. SD-20.

46 INSTALL NEW FIRE HYDRANT PER V.V.W.D. AREA STANDARD DRAWING NO. 8.0. PAINT CURB RED 15 FT. EACH SIDE OF HYDRANT (TYPICAL).

53 CONSTRUCT NEW TYPE "C" DROP INLET PER C.C. AREA STANDARD DRAWING NO. 413.
DI #1 D=6.42' L=20' (5 GRATES)
DI #2 D=6.10' L=6.0'(1 GRATE)

55 INSTALL NEW 60" STORM DRAIN MANHOLE PER C.C. AREA STANDARD DRAWING NO. 403.

57 PROVIDE LOOSE RIP-RAP FOR OUTLET PROTECTION ACCORDINGLY: D50=6", DEPTH=1.5' LENGTH=10' WIDTH=6.0'

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R28	974.50'	361.23'	691.85'	40°40'39"
R29	1025.50'	380.13'	728.06'	40°40'39"
R30	525.50'	94.06'	186.14'	20°17'44"
R31	474.50'	84.93'	168.08'	20°17'44"

FUTURE CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C08	1000.00'	370.68'	709.96'	40°40'39"
C09	500.00'	89.49'	177.11'	20°17'44"

FUTURE CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T28	1020.50'	378.28'	724.51'	40°40'39"
T29	979.50'	363.08'	695.40	40°40'39"
T30	520.50'	93.16'	184.37'	20°17'44"
T31	479.50'	85.82'	169.85'	20°17'44"

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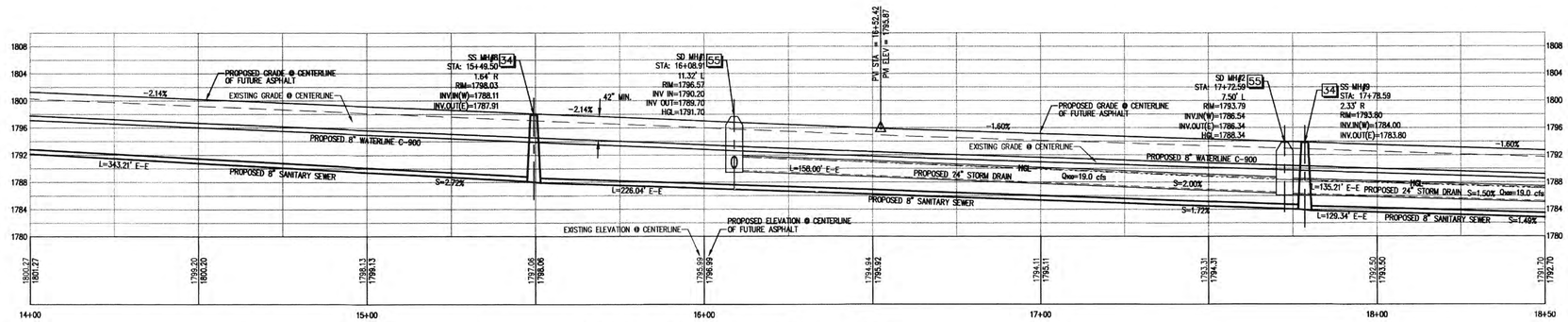

PROFILE VIEW WILLIAMS WAY

STA 14+00 TO STA 18+50
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

LEGEND

- 1780 = EXISTING 10' CONTOURS WITH ELEVATIONS SHOWN
- = EXISTING 2' CONTOURS
- = RIGHT OF WAY LINE
- = FUTURE TBC, CURB AND GUTTER
- = AGGREGATE BASE
- W-10" = PROPOSED WATERLINE WITH SIZE SHOWN
- SS-8" = PROPOSED SANITARY SEWER WITH SIZE SHOWN
- SD-36" = PROPOSED STORM DRAIN WITH SIZE SHOWN
- 1786.11 = FUTURE TBC ELEVATION
- 1821.16 = PROPOSED TBC ELEVATION
- #27 = CURVE LABEL
- = FUTURE STREET LIGHT
- 3 = CONSTRUCTION NOTE
- [FWV] = FUTURE BACK WATER VALVE
- = FUTURE WATER METER
- = FIRE HYDRANT
- = PROPOSED MANHOLE
- = PROPOSED WATER VALVE
- BOP = BOTTOM OF PIPE
- TOP = TOP OF PIPE
- 1/21 = SHEET NUMBER/SECTION NUMBER
- HGL = HYDRAULIC GRADE LINE

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NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

NO	DESCRIPTION	DATE	BY	APPROVED

REVISIONS

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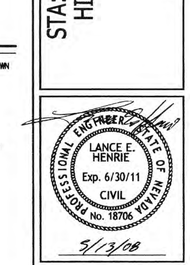
P.O. BOX 3174 CEDAR CITY, UTAH 84720 (435) 586-9592

STA:14+00 - 18+50 WILLIAMS WAY
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

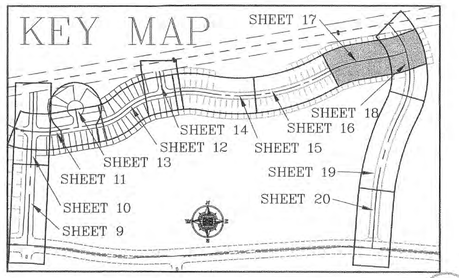


SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	MAY 2008	16 OF 23

PLOT DATE
60% SUBMITT
90% SUBMITT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION)\Working Plans\16-PLAN & PROFILE 8.dwg, 5/13/2008 12:46:22 PM, lh



FUTURE WILLIAMS WAY PLAN VIEW

STA 18+50 TO STA 22+88.58
HORIZONTAL SCALE: 1"=20'

PROFILE VIEW WILLIAMS WAY

STA 18+50 TO STA 22+88.58
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

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- 1/21 = SHEET NUMBER/SECTION NUMBER
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CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R30	525.50'	94.06'	186.14'	20°17'44"
R31	474.50'	84.93'	168.08'	20°17'44"
R32	274.50'	15.24'	30.45'	06°21'22"
R33	325.50'	16.91'	33.79'	05°56'54"
R34	20.00'	24.42'	35.38'	101°21'48"
R35	20.00'	21.00'	32.39'	92°47'36"
R37	432.83'	156.12'	299.66'	39°40'05"

FUTURE CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T30	520.50'	93.16'	184.37'	20°17'44"
T31	479.50'	85.82'	169.85'	20°17'44"
T32	279.50'	15.52'	31.01'	06°21'22"
T33	25.00'	30.52'	44.23'	101°21'48"
T35	427.83	154.32	296.20'	39°40'05"
T36	320.50'	16.65'	33.27'	05°56'54"
T37	25.00'	26.25'	40.49'	92°47'36"

CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C09	500.00'	89.49'	177.11'	20°17'44"
C10	300.00'	27.29'	54.42'	10°23'540"
C12	285.00'	39.01'	77.54'	15°35'20"

CONSTRUCTION NOTES

20 10" AGGREGATE TYPE II BASE.

28 INSTALL ¾" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.

31 INSTALL NEW SANITARY SEWER LATERAL PER C.C. SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)

34 INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN & CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1

53 CONSTRUCT NEW TYPE "C" DROP INLET PER C.C. AREA STANDARD DRAWING NO. 413.
DI #3 D=7.36' L=10' (2 GRATES)
DI #4 D=6.88' L=10' (2 GRATES)

55 INSTALL NEW 60" TYPE I STORM DRAIN MANHOLE PER C.C. AREA STANDARD DRAWING NO. 403.

56 INSTALL NEW 60" TYPE III STORM DRAIN MANHOLE PER C.C. AREA STANDARD DRAWING NO. 406.

NOTE: ALL STORM DRAIN CALCULATIONS REPRESENT POSSIBLE FUTURE DESIGN FLOWS.

Call Two Working Days Before You Dig!
1-800-227-2600

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

NO	DESCRIPTION	DATE	BY	APPROVED
1	REVISE FUTURE PHASE II LOT CONFIGURATION, PAD GRADES AND UTILITY LATERALS.	08/18/08	LH	

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750 WEST PIONEER BLVD. MESQUITE, NEVADA 89027 (702) 346-5100
P.O. BOX 3174 CEDAR CITY, UTAH 84720 (435) 586-9592

STA: 18+50 - 22-90 WILLIAMS WAY HITTERS SUBDIVISION PHASE I

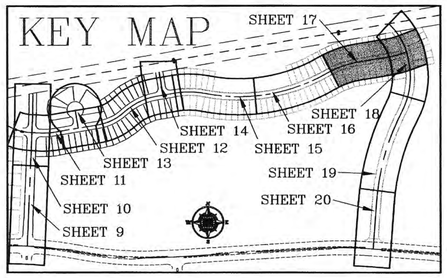
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
8/20/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	AUG 2008	17 OF 23

PLOT DATE
60% SUBMITTAL
90% SUBMITTAL
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED



CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R30	525.50'	94.06'	186.14'	20°17'44"
R31	474.50'	84.93'	168.08'	20°17'44"
R32	274.50'	15.24'	30.45'	06°21'22"
R33	325.50'	16.91'	33.79'	05°56'54"
R34	20.00'	24.42'	35.38'	101°21'48"
R35	20.00'	21.00'	32.39'	92°47'36"
R37	432.83'	156.12'	299.66'	39°40'05"

FUTURE CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T30	520.50'	93.16'	184.37'	20°17'44"
T31	479.50'	85.82'	169.85'	20°17'44"
T32	279.50'	15.52'	31.01'	06°21'22"
T33	25.00'	30.52'	44.23'	101°21'48"
T35	427.83	154.32	296.20'	39°40'05"
T36	320.50'	16.65'	33.27'	05°56'54"
T37	25.00'	26.25'	40.49'	92°47'36"

LEGEND

- 1780 = EXISTING 10' CONTOURS WITH ELEVATIONS SHOWN
- = EXISTING 2' CONTOURS
- = RIGHT OF WAY LINE
- = FUTURE TBC, CURB AND GUTTER
- = AGGREGATE BASE
- W-10" = PROPOSED WATERLINE WITH SIZE SHOWN
- SS-8" = PROPOSED SANITARY SEWER WITH SIZE SHOWN
- SD-36" = PROPOSED STORM DRAIN WITH SIZE SHOWN
- 1786.11 = FUTURE TBC ELEVATION
- 1821.16 = PROPOSED TBC ELEVATION
- 23 = CURVE LABEL
- = FUTURE STREET LIGHT
- 3 = CONSTRUCTION NOTE
- BWV = FUTURE BACK WATER VALVE
- = FUTURE WATER METER
- = FIRE HYDRANT
- = PROPOSED MANHOLE
- = PROPOSED WATER VALVE
- BOP = BOTTOM OF PIPE
- TOP = TOP OF PIPE
- 1/21 = SHEET NUMBER/SECTION NUMBER
- HGL = HYDRAULIC GRADE LINE

CONSTRUCTION NOTES

20 10" AGGREGATE TYPE II BASE.

28 INSTALL 3/4" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.

31 INSTALL NEW SANITARY SEWER LATERAL PER C.C. SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)

34 INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN & CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1

46 INSTALL NEW FIRE HYDRANT PER V.V.W.D. AREA STANDARD DRAWING NO. 8.0. PAINT CURB RED 15 FT. EACH SIDE OF HYDRANT (TYPICAL).

53 CONSTRUCT NEW TYPE "C" DROP INLET PER C.C. AREA STANDARD DRAWING NO. 413.
DI #3 D=7.36' L=10' (2 GRATES)
DI #4 D=6.88' L=10' (2 GRATES)

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56 INSTALL NEW 60" TYPE III STORM DRAIN MANHOLE PER C.C. AREA STANDARD DRAWING NO. 406.

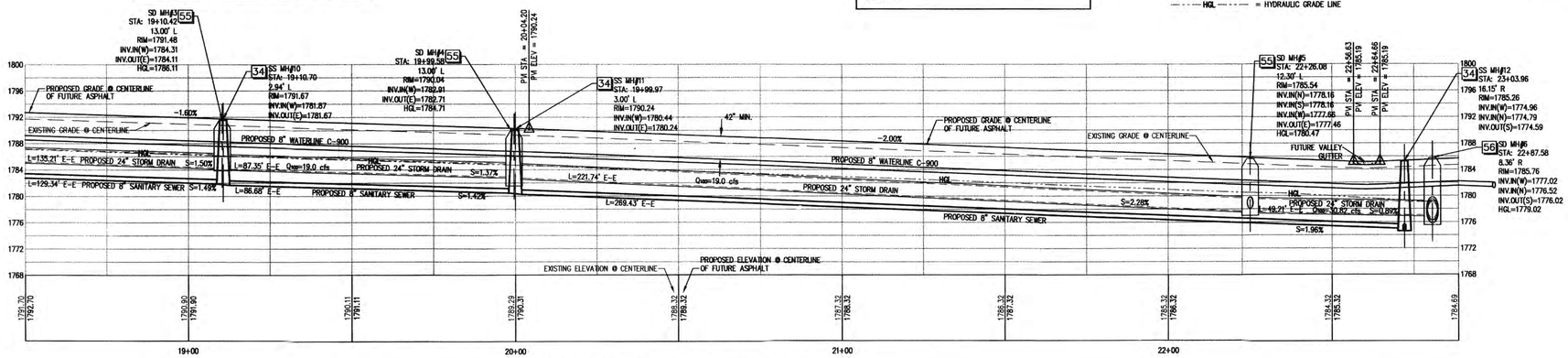
FUTURE WILLIAMS WAY PLAN VIEW

STA 18+50 TO STA 22+88.58
HORIZONTAL SCALE: 1"=20'

CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C09	500.00'	89.49'	177.11'	20°17'44"
C10	300.00'	27.29'	54.42'	10°23'540"
C12	285.00'	39.01'	77.54'	15°35'20"

NOTE: ALL STORM DRAIN CALCULATIONS REPRESENT POSSIBLE FUTURE DESIGN FLOWS.



PROFILE VIEW WILLIAMS WAY

STA 18+50 TO STA 22+88.58
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

Call Two Working Days Before You Dig!
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NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

NO	DESCRIPTION	DATE	BY	APPROVED

THE CONTRACTOR SHOULD BE FULLY CAUTIOUS OF ANY DISCREPANCIES OR CONFLICTIONS, AND/OR OMISSIONS, AS THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THESE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE CONSTRUCTION. © COPYRIGHT BULLOCH BROTHERS ENGINEERING, INC. UNAUTHORIZED DUPLICATION PROHIBITED.

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750 WEST PIONEER BLVD. MESQUITE, NEVADA 89027 (702) 346-5100
P.O. BOX 3174 CEDAR CITY, UTAH 84720 (435) 586-9592

STA: 18+50 - 22-90 WILLIAMS WAY
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
5/13/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	MAY 2008	17 OF 23

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION)\Working Plans\17-PLAN & PROFILE 9.dwg, 5/13/2008 4:08:58 PM, Burton

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

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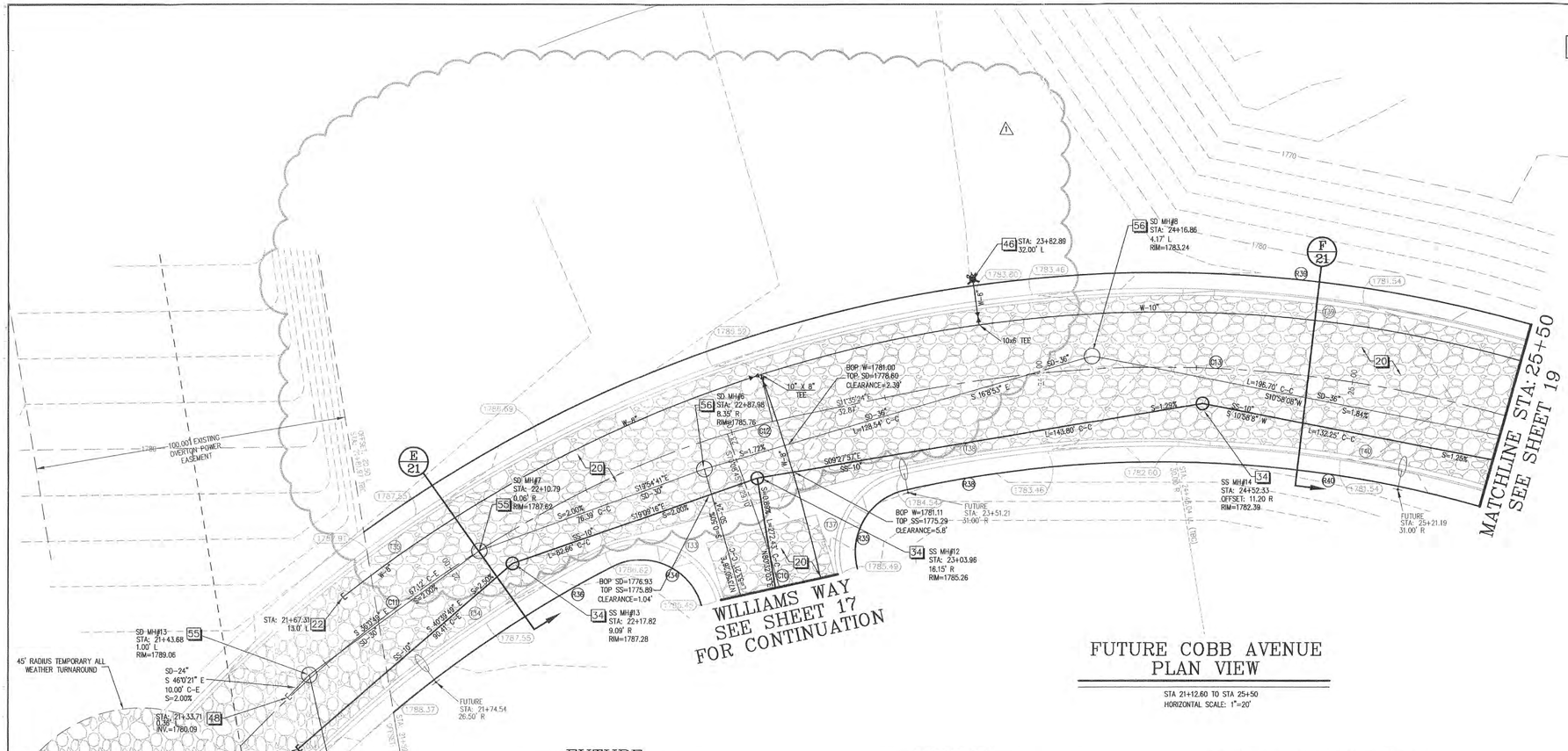
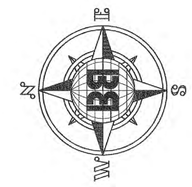


FUTURE COBB AVENUE PLAN VIEW

STA 21+12.60 TO STA 25+50
HORIZONTAL SCALE: 1"=20'



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

FUTURE CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C10	300.00'	27.29'	54.42'	10°23'540"
C11	407.33'	67.53'	133.84'	18°49'36"
C12	285.00'	39.01'	77.54'	15°35'20"
C13	402.83'	143.83'	276.29'	39°17'49"

FUTURE CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T33	25.00'	30.52'	44.23'	101°21'48"
T34	386.83'	64.13'	127.11'	18°49'36"
T35	427.83	154.32	296.20'	39°40'05"
T37	25.00'	26.25'	40.49'	92°47'36"
T38	377.83'	20.72'	41..39'	06°16'38"
T39	427.83'	130.98'	254.21'	34°02'41"
T40	377.83''	115.68'	224.50'	34°0241"

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R34	20.00'	24.42'	35.38'	101°21'48"
R35	20.00'	21.00'	32.39'	92°47'36"
R36	381.83'	63.30'	125.47'	18°49'36"
R38	372.83'	43.86'	87.33'	13°25'14"
R39	432.83'	132.51'	257.188'	34°02'41"
R40	372.83'	89.17'	175.05'	26°54'05"

LEGEND

1780	= EXISTING 10' CONTOURS WITH ELEVATIONS SHOWN
	= EXISTING 2' CONTOURS
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	= FUTURE TBC, CURB AND GUTTER
	= AGGREGATE BASE
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R39	= CURVE LABEL
	= FUTURE STREET LIGHT
3	= CONSTRUCTION NOTE
	= FUTURE WATER METER
	= FIRE HYDRANT
	= PROPOSED MANHOLE
	= PROPOSED WATER VALVE
BOP	= BOTTOM OF PIPE
TOP	= TOP OF PIPE
1/21	= SHEET NUMBER/SECTION NUMBER
HGL	= HYDRAULIC GRADE LINE

CONSTRUCTION NOTES

20 10" AGGREGATE TYPE II BASE.

22 STUB, PLUG, AND BLOCK NEW WATERLINE FOR FUTURE CONNECTION. INSTALL NEW 2" TEMPORARY BLOW-OFF VALVE.

33 STUB NEW SEWER LINE FOR FUTURE CONNECTION AT INVERT ELEVATION INDICATED.

34 INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN & CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1

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48 STUB NEW STORM DRAIN LINE FOR FUTURE CONNECTION AT INVERT ELEVATION INDICATED.

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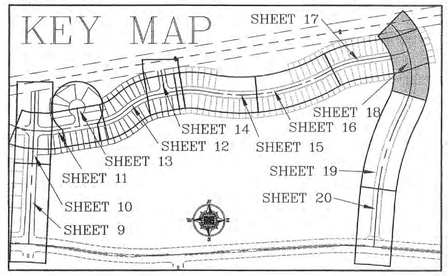
56 INSTALL NEW TYPE III STORM DRAIN MANHOLE PER C.C. AREA STD DWG NO. 406.

58 PROVIDE LOOSE RIP-RAP FOR INLET PROTECTION ACCORDINGLY: D50=6", DEPTH=1.0', LENGTH=6.0', WIDTH=6.0'.



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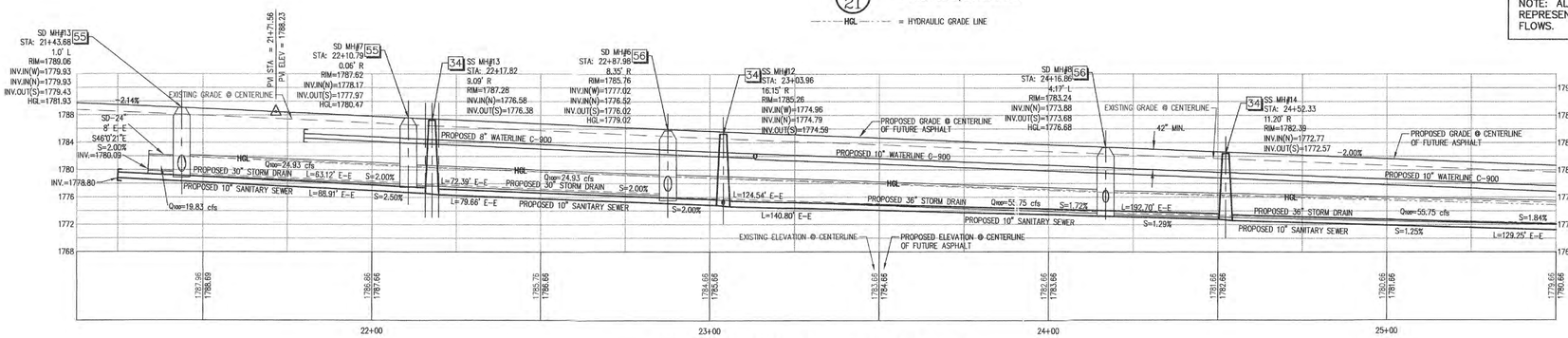

PROFILE VIEW COBB AVENUE

STA 17+03.11 TO STA 21+50
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

REVISIONS

NO	DESCRIPTION	DATE	BY	APPROVED
1	REMOVE FUTURE LOTS AND UTILITY LATERALS FROM EAST SIDE OF COBB AVENUE	06/18/08	LH	

A Utility change only 9/3/08

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SUITE 1000
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(435) 655-0956

P.O. BOX 3174
CEDAR CITY, UTAH 84720
(435) 586-9592

STA: 17+03.11 - 21+50 COBB AVENUE
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER - STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
6/20/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	AUG 2008	18 OF 23

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL
SUBMITTAL-2
APPROVED

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

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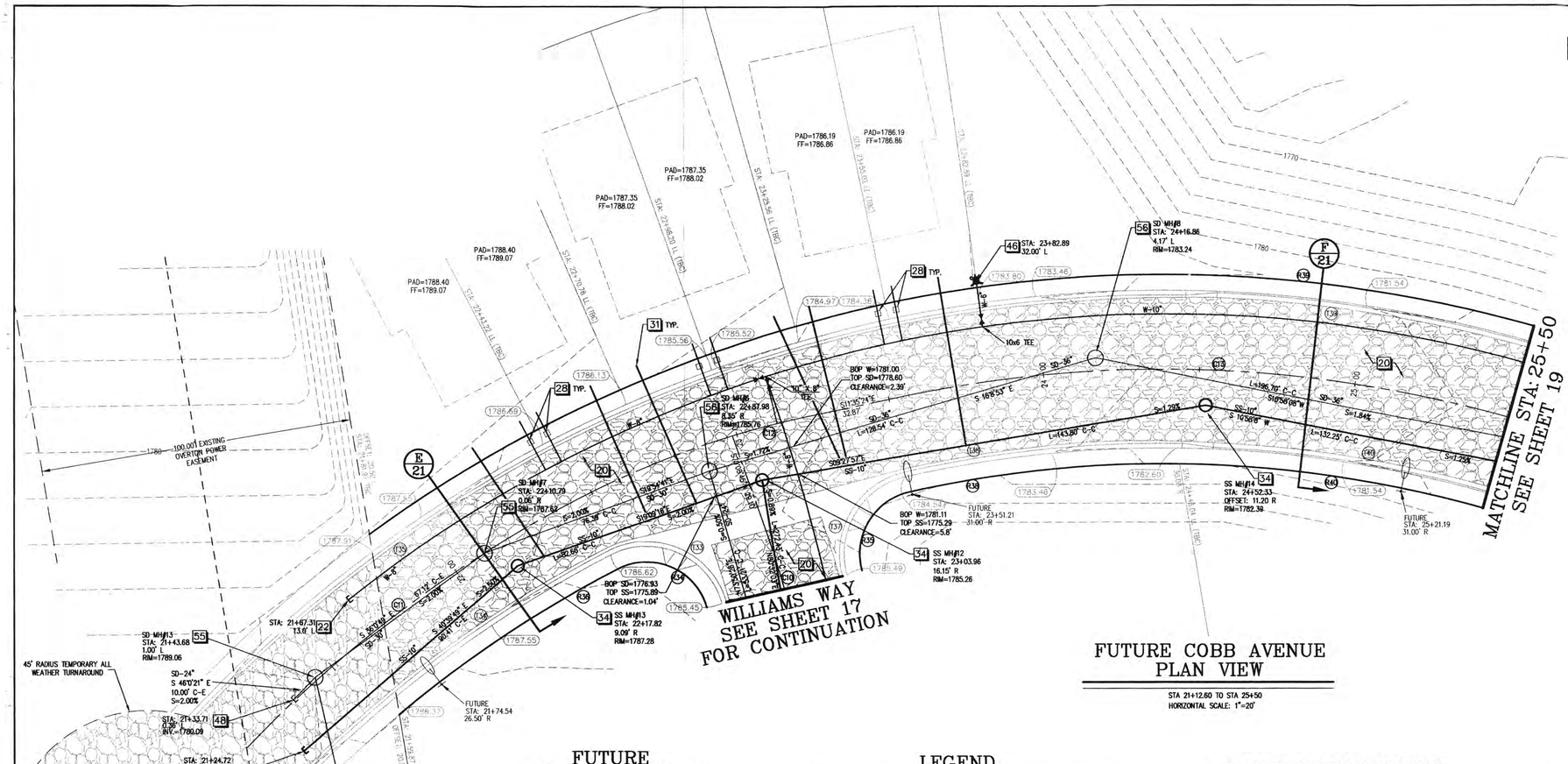

FUTURE CURVE TABLE CL

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- (1786.11) = FUTURE TBC ELEVATION
- (1821.16) = PROPOSED TBC ELEVATION
- (C12) = CURVE LABEL
- = FUTURE STREET LIGHT
- 3 = CONSTRUCTION NOTE
- = FUTURE WATER METER
- = FIRE HYDRANT
- = PROPOSED MANHOLE
- = PROPOSED WATER VALVE
- BOP = BOTTOM OF PIPE
- TOP = TOP OF PIPE
- 1/21 = SHEET NUMBER/SECTION NUMBER
- HGL = HYDRAULIC GRADE LINE

CONSTRUCTION NOTES

20 10" AGGREGATE TYPE II BASE.

22 STUB, PLUG, AND BLOCK NEW WATERLINE FOR FUTURE CONNECTION. INSTALL NEW 2" TEMPORARY BLOW-OFF VALVE.

28 INSTALL 36" WATER LATERAL PER V.V.W.D. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER WORKS CONSTRUCTION DWG. NO. 2.0 AND 2.1.

31 INSTALL NEW SANITARY SEWER LATERAL PER C.C SANITATION DISTRICT DESIGN STANDARD DRAWING NO. SD-17. (TYPICAL)

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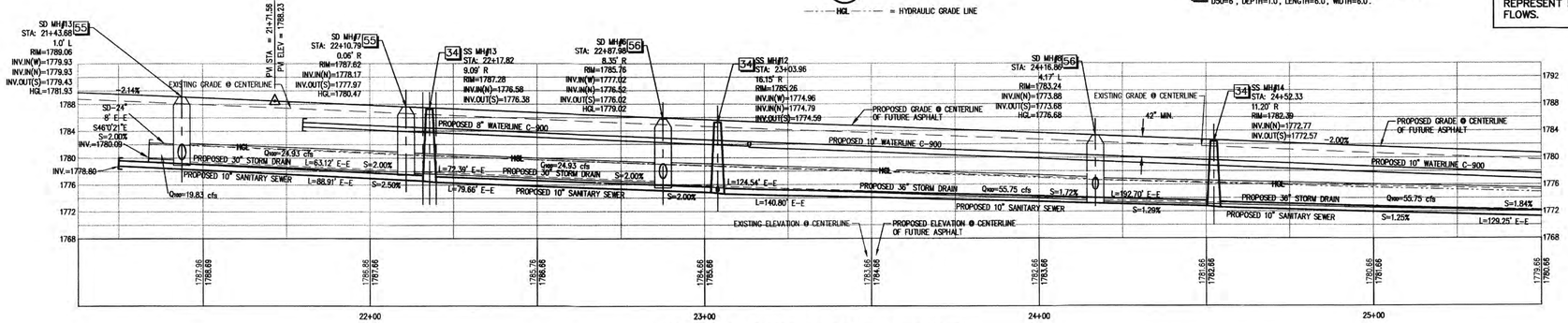
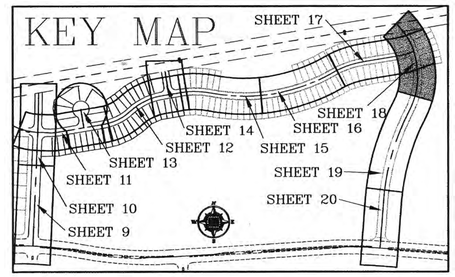


PROFILE VIEW COBB AVENUE

STA 17+03.11 TO STA 21+50
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



NOTE: ALL STORM DRAIN CALCULATIONS REPRESENT POSSIBLE FUTURE DESIGN FLOWS.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NO	DESCRIPTION	DATE	BY	APPROVED

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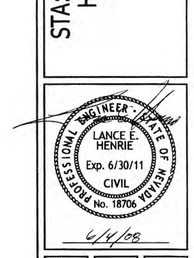
P.O. BOX 3174
CEDAR CITY, UTAH 84720
(435) 586-9592

STA: 17+03.11 - 21+50 COBB AVENUE
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

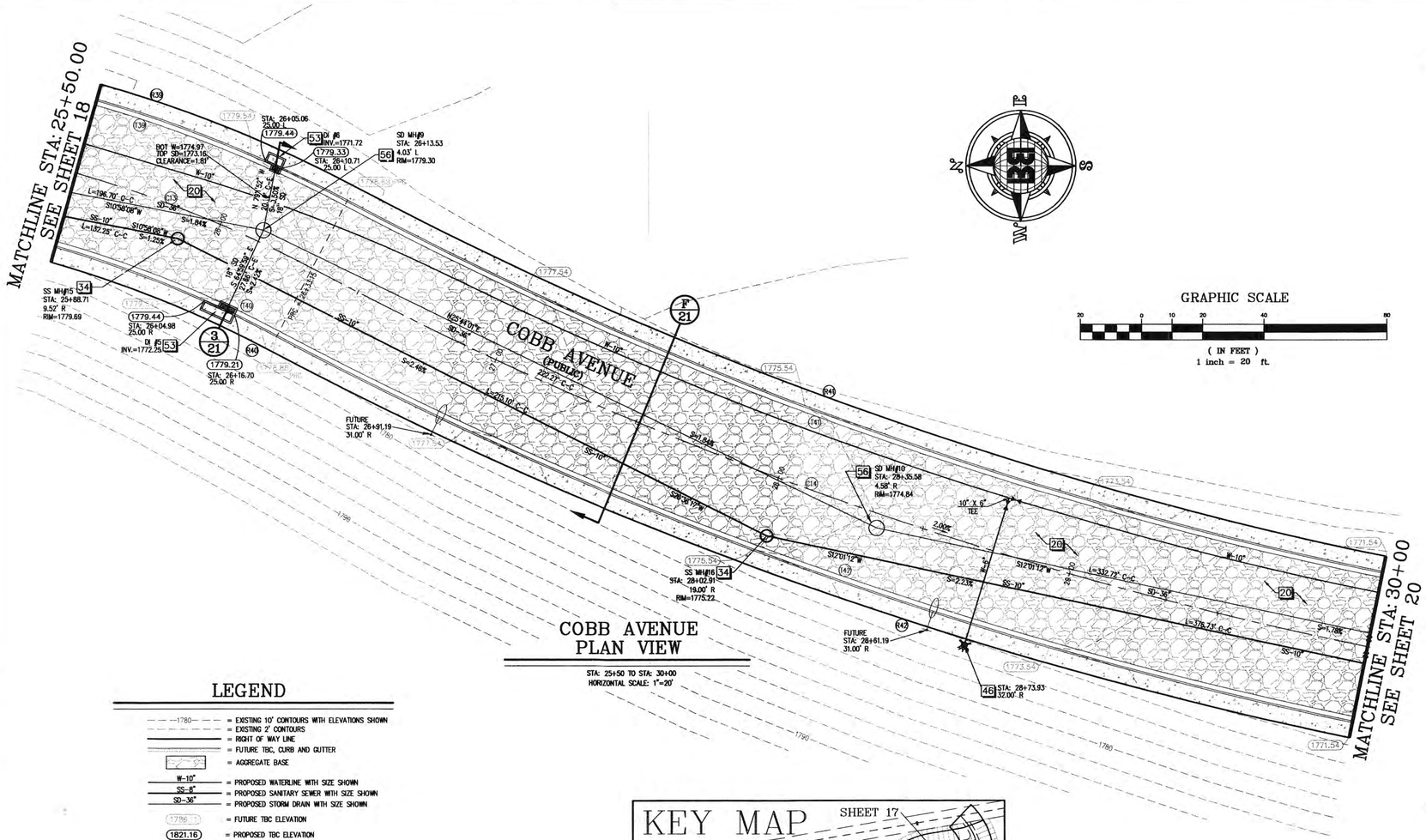


SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	MAY 2008	18 OF 23

PLOT DATE
60% SUBMITT
90% SUBMITT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION)\Working Plans\18-PLAN & PROFILE 10.dwg, 6/4/2008 11:12:00 AM, C



COBB AVENUE PLAN VIEW

STA: 25+50 TO STA: 30+00
HORIZONTAL SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

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NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

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LEGEND

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- = EXISTING 2' CONTOURS
- = RIGHT OF WAY LINE
- = FUTURE TBC, CURB AND GUTTER
- = AGGREGATE BASE
- W-10" = PROPOSED WATERLINE WITH SIZE SHOWN
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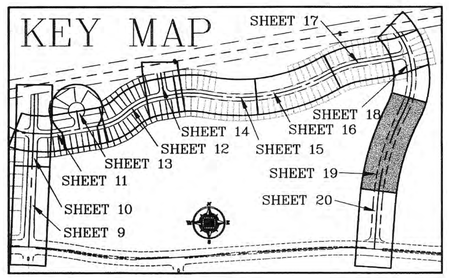
- SD-36" = PROPOSED STORM DRAIN WITH SIZE SHOWN
- 1786 = FUTURE TBC ELEVATION
- 1821.16 = PROPOSED TBC ELEVATION
- C13 = CURVE LABEL
- = FUTURE STREET LIGHT
- 3 = CONSTRUCTION NOTE
- = PROPOSED FIRE HYDRANT
- = PROPOSED MANHOLE
- = PROPOSED WATER VALVE
- 1/21 = SHEET NUMBER/SECTION NUMBER
- HGL = HYDRAULIC GRADE LINE

KEY MAP



NOTE: ALL STORM DRAIN CALCULATIONS REPRESENT POSSIBLE FUTURE DESIGN FLOWS.

CURVE TABLE CL

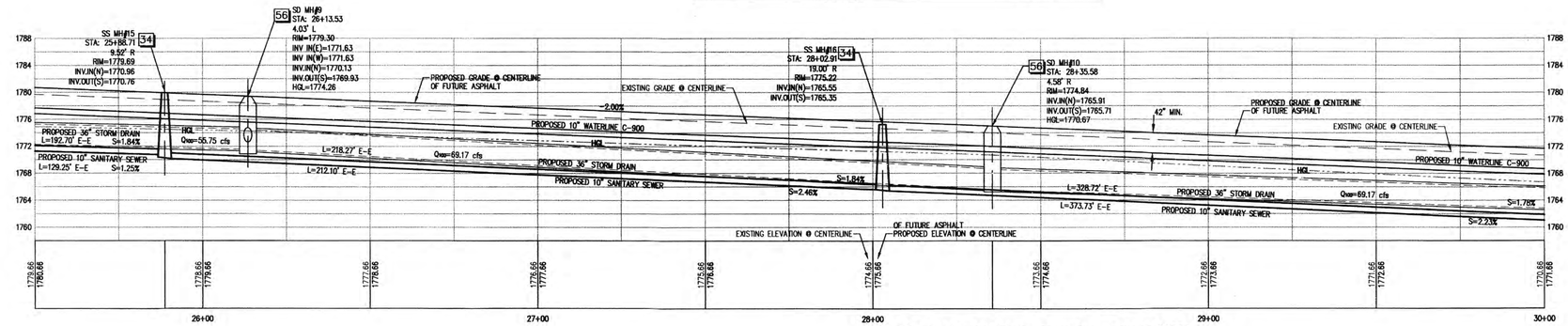
CURVE	RADIUS	TANGENT	LENGTH	DELTA
C13	402.83'	143.83'	276.29'	39°17'49"
C14	1300.00'	184.77'	367.09'	16°10'44"

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R39	432.83'	132.51'	257.188'	34°02'41"
R40	372.83'	89.17'	175.05'	26°54'05"
R41	1270.00'	180.51'	358.62'	16°10'44"
R42	1330.00'	189.04'	375.56'	16°10'44"

FUTURE CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T39	427.83'	130.98'	254.21'	34°02'41"
T40	377.83'	115.68'	224.50'	34°02'41"
T41	1275.00'	181.22'	360.03'	16°10'44"
T42	1325.00'	188.33'	374.15'	16°140'44"



PROFILE VIEW COBB AVENUE

STA 25+50 TO STA 30+00
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

CONSTRUCTION NOTES

20 10" AGGREGATE TYPE II BASE.

34 INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN & CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1

46 INSTALL NEW FIRE HYDRANT PER V.V.W.D. AREA STANDARD DRAWING NO. 8.0. PAINT CURB RED 15 FT. EACH SIDE OF HYDRANT (TYPICAL).

53 CONSTRUCT NEW TYPE "C" DROP INLET PER C.C. AREA STANDARD DRAWING NO. 413.
DI #5 D=6.46' L=10' (2 GRATES)
DI #6 D=7.11' L=5' (1 GRATE)

56 INSTALL NEW TYPE III STORM DRAIN MANHOLE PER C.C. AREA STD. DWG NO. 406.

NO	DESCRIPTION	DATE	BY	APPROVED

BULLOCH BROTHERS ENGINEERING INC.
CIVIL ENGINEERS-LAND SURVEYORS-LAND PLANNERS
– www.bullochbrothers.com –
3100 W. PINEBROOK RD. SUITE 1000 PARK CITY, UT 84098 (435) 655-0956
750 WEST PIONEER BLVD. MESQUITE, NEVADA 89027 (702) 346-5100
P.O. BOX 3174 CEDAR CITY, UTAH 84720 (435) 586-9592

STA: 21+50 - 31+00 COBB AVENUE
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE F. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
5/13/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	MAY 2008	19 OF 23

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION)\Working Plans\19-PLAN & PROFILE 11A.dwg, 5/13/2008 12:52:23 PM, Burto

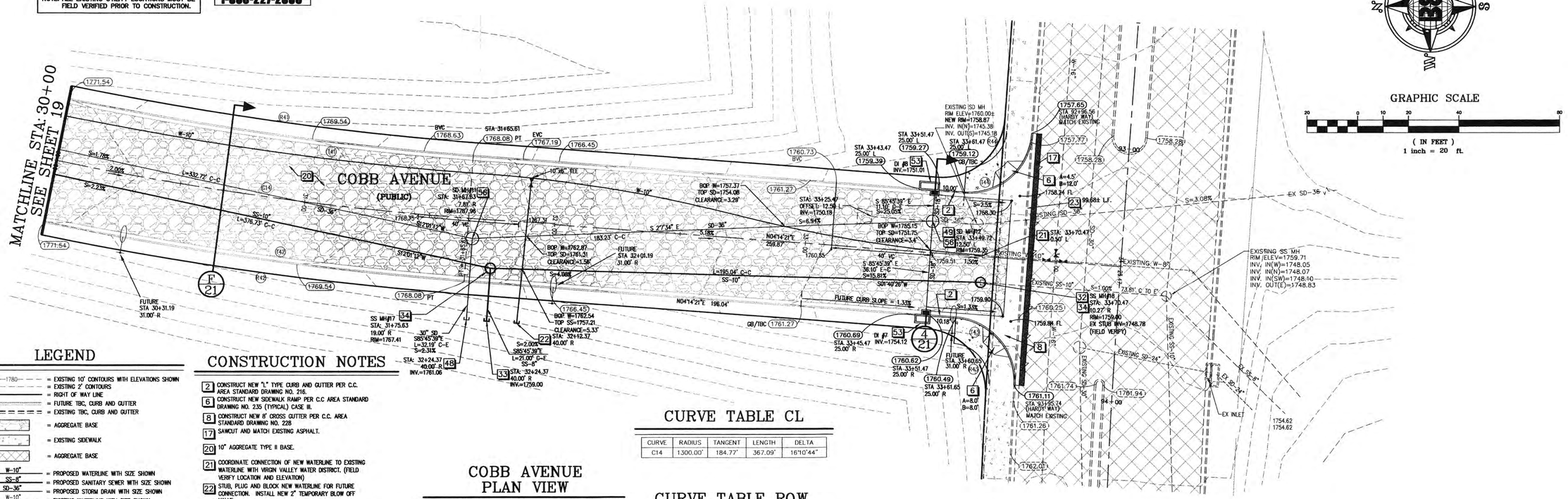
NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCHMARK.

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

Call Two Working Days Before You Dig!

1-800-227-2600



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- 1780 = EXISTING 10' CONTOURS WITH ELEVATIONS SHOWN
- = EXISTING 2' CONTOURS
- = RIGHT OF WAY LINE
- = FUTURE TBC, CURB AND GUTTER
- = EXISTING TBC, CURB AND GUTTER
- = AGGREGATE BASE
- = EXISTING SIDEWALK
- = AGGREGATE BASE
- W-10" = PROPOSED WATERLINE WITH SIZE SHOWN
- SS-8" = PROPOSED SANITARY SEWER WITH SIZE SHOWN
- SD-36" = PROPOSED STORM DRAIN WITH SIZE SHOWN
- W-10" = EXISTING WATERLINE WITH SIZE SHOWN
- SS-8" = EXISTING SANITARY SEWER WITH SIZE SHOWN
- SD-36" = EXISTING STORM DRAIN WITH SIZE SHOWN
- (1786.11) = FUTURE TBC ELEVATION
- (1821.16) = PROPOSED TBC ELEVATION
- (1761.26) = EXISTING TBC ELEVATION
- (639) = CURVE LABEL
- = FUTURE STREET LIGHT
- 3 = CONSTRUCTION NOTE
- = EXISTING MANHOLE
- = PROPOSED MANHOLE
- = PROPOSED WATER VALVE
- = EXISTING WATER VALVE
- BOP = BOTTOM OF PIPE
- TOP = TOP OF PIPE
- 1/21 = SHEET NUMBER/SECTION NUMBER
- HGL = HYDRAULIC GRADE LINE

CONSTRUCTION NOTES

2. CONSTRUCT NEW "L" TYPE CURB AND GUTTER PER C.C. AREA STANDARD DRAWING NO. 216.
6. CONSTRUCT NEW SIDEWALK RAMP PER C.C AREA STANDARD DRAWING NO. 235 (TYPICAL) CASE III.
8. CONSTRUCT NEW 8' CROSS GUTTER PER C.C. AREA STANDARD DRAWING NO. 228
17. SAWCUT AND MATCH EXISTING ASPHALT.
20. 10" AGGREGATE TYPE II BASE.
21. COORDINATE CONNECTION OF NEW WATERLINE TO EXISTING WATERLINE WITH VIRGIN VALLEY WATER DISTRICT. (FIELD VERIFY LOCATION AND ELEVATION)
22. STUB, PLUG AND BLOCK NEW WATERLINE FOR FUTURE CONNECTION. INSTALL NEW 2" TEMPORARY BLOW OFF VALVE.
23. REMOVE AND AND DISPOSE OF EXISTING CURB, GUTTER AND SIDEWALK.
32. CONNECT NEW SEWER MANHOLE TO EXISTING SEWER STUBOUT AT INVERT SPECIFIED FIELD VERIFY INVERT & LOCATION.
33. STUB NEW SEWER LINE FOR FUTURE CONNECTION AT INVERT ELEVATION INDICATED.
34. INSTALL NEW 48" STANDARD ECCENTRIC SEWER MANHOLE PER C.C. SANITATION DISTRICT "DESIGN & CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS", STANDARD DRAWING NO. SD-1
48. STUB NEW STORM DRAIN LINE FOR FUTURE CONNECTION AT INVERT ELEVATION INDICATED.
49. CONNECT NEW STORM DRAIN MANHOLE TO EXISTING STUBOUT AT INVERT ELEVATION SHOWN. REMOVE AND DISPOSE OF ANY EXCESS STUBOUT LENGTH.
53. CONSTRUCT NEW TYPE "C" DROP INLET PER C.C. AREA STANDARD DRAWING NO. 413.
DI #7 D=6.0' L=5' (1 GRATE)
DI #8 D=7.76' L=7' (1 GRATE)
56. INSTALL NEW TYPE III STORM DRAIN MANHOLE PER C.C AREA STD. DWG#406.

COBB AVENUE PLAN VIEW

STA 30+00 TO STA 34+24.47
HORIZONTAL SCALE: 1"=20'

CURVE TABLE CL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C14	1300.00'	184.77'	367.09'	16°10'44"

CURVE TABLE ROW

CURVE	RADIUS	TANGENT	LENGTH	DELTA
R41	1270.00'	180.51'	358.62'	16°10'44"
R42	1330.00'	189.04'	375.56'	16°10'44"
R43	25.00'	24.62'	38.89'	89°07'28"
R44	25.00'	25.00'	39.27'	90°00'00"

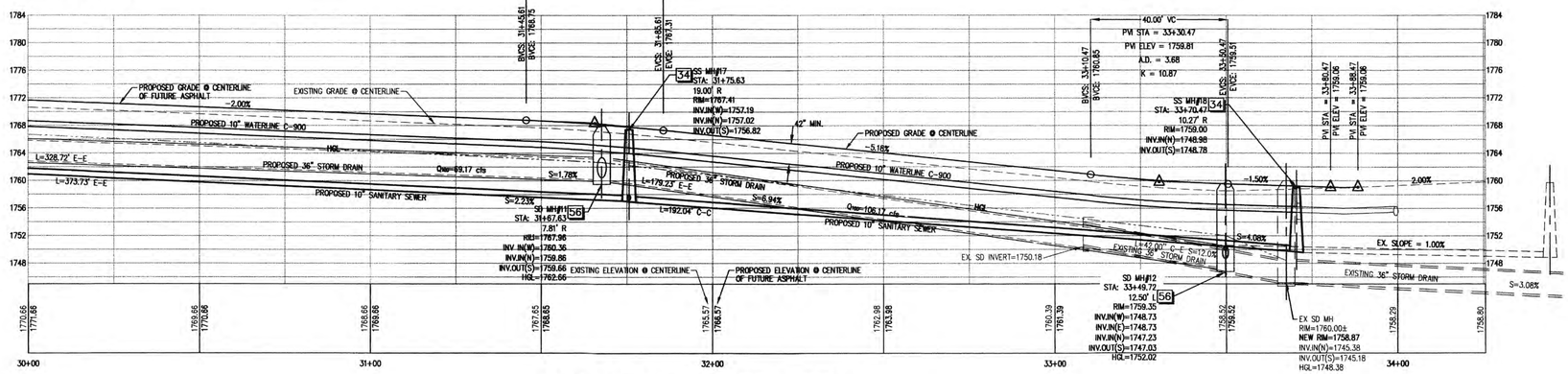
CURVE TABLE TBC

CURVE	RADIUS	TANGENT	LENGTH	DELTA
T43	25.00'	24.68'	38.95'	89°15'31"
T44	25.00'	25.00'	39.27'	90°00'00"

FUTURE CURVE TABLE TBC

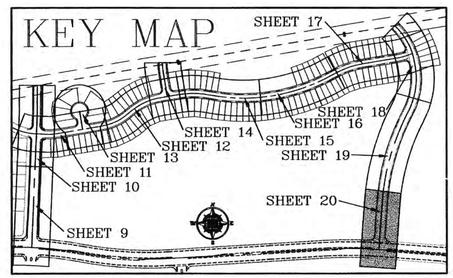
CURVE	RADIUS	TANGENT	LENGTH	DELTA
T41	1275.00'	181.22'	360.03'	16°10'44"
T42	1325.00'	188.33'	374.15'	16°140'44"

NOTE: ALL STORM DRAIN CALCULATIONS REPRESENT POSSIBLE FUTURE DESIGN FLOWS.



PROFILE VIEW COBB AVENUE

STA: 30+00 – STA: 34+25.47
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



REVISIONS

NO	DESCRIPTION	DATE	BY	APPROVED

BULLOCH BROTHERS ENGINEERING INC.
CIVIL ENGINEERS-LAND SURVEYORS-LAND PLANNERS
– www.bullochbrothers.com –

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SUITE 1000
PARK CITY, UT 84098
(435) 655-0956

750 WEST PIONEER BLVD.
MESQUITE, NEVADA 89027
(702) 346-5100

STA: 31+00 - 34+25.47 COBB AVENUE
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

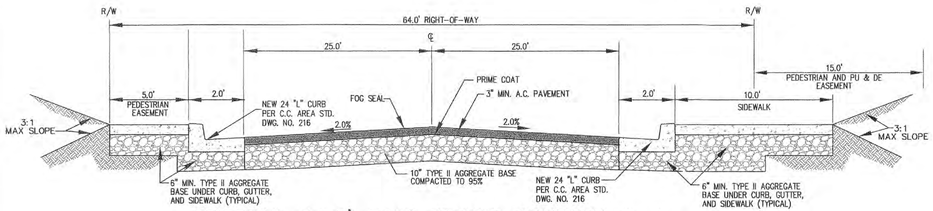
PROFESSIONAL ENGINEER – STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
5/13/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	MAY 2008	20 OF 23

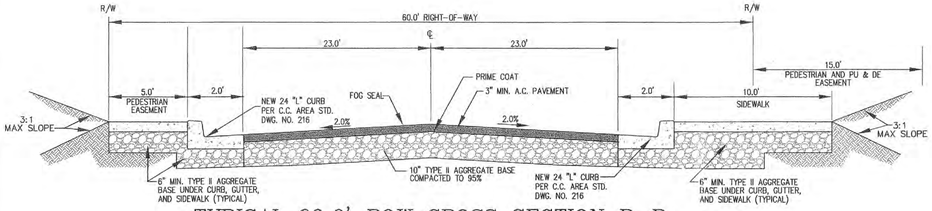
PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION)\Working Plans\20-PLAN & PROFILE 12A.dwg, 5/13/2008 12:54:42 PM, Burtr



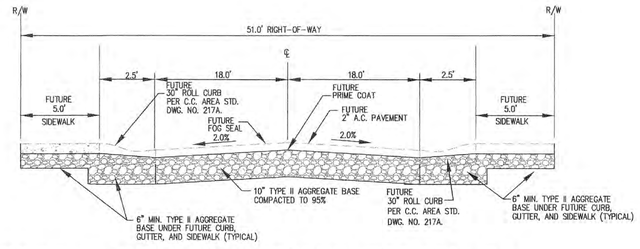
TYPICAL 64.0' ROW CROSS SECTION A–A

NOT TO SCALE



TYPICAL 60.0' ROW CROSS SECTION B–B

NOT TO SCALE

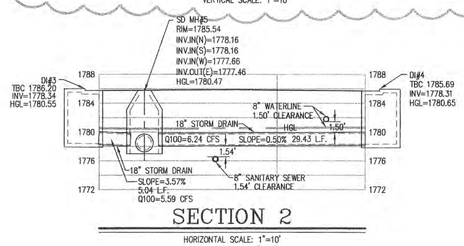


TYPICAL 51' STREET CROSS SECTION E–E

NOT TO SCALE

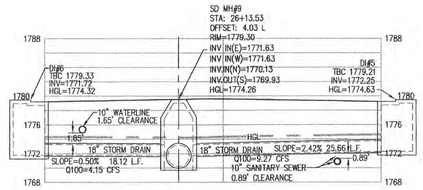
SECTION 1

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



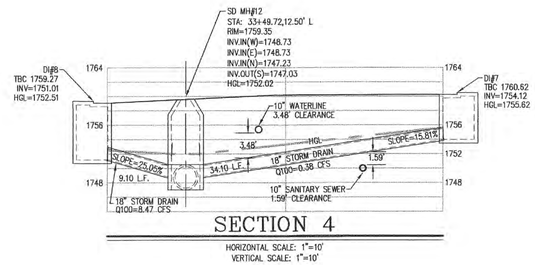
SECTION 2

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



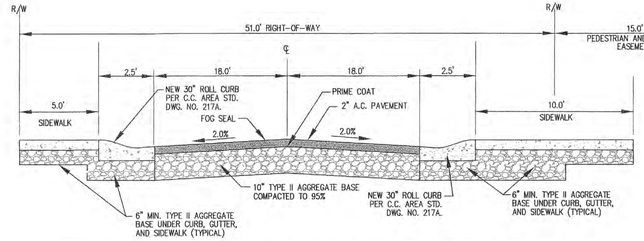
SECTION 3

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



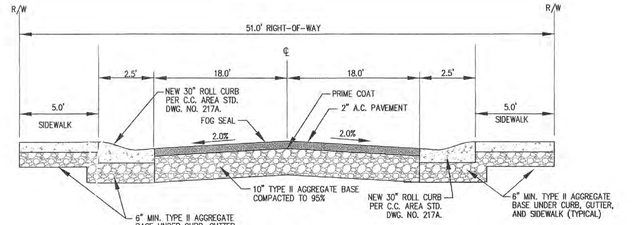
SECTION 4

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



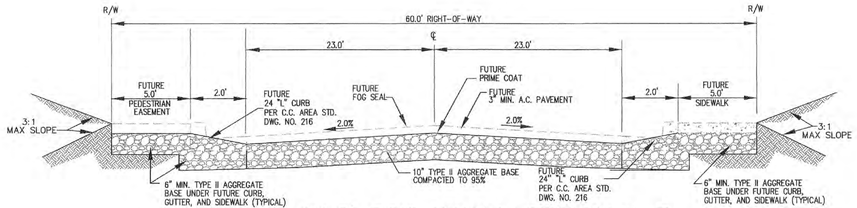
TYPICAL 51' STREET CROSS SECTION C–C

NOT TO SCALE



TYPICAL 51' STREET CROSS SECTION D–D

NOT TO SCALE



TYPICAL 60.0' ROW CROSS SECTION F–F

NOT TO SCALE

GENERAL RETAINING WALL NOTES

1. CONCRETE STRENGTH SHALL BE 4000 P.S.I. IN 28 DAYS, SLUMP = 4"; TYPE V CEMENT.

2. REINFORCING STEEL SHALL BE GRADE 60 CONFORMING TO ASTM A–615.

3. FOOTINGS SHALL BEAR ON COMPACTED STRUCTURAL FILL, OR COMPACTED NATURAL GROUND WITH AVAILABLE BEARING PRESSURE OF 2000 P.S.F. MIN. COMPACTION UNDER FOOTINGS SHALL BE 95% OF OPTIMUM DENSITY AS DETERMINED BY PROCTOR. STRUCTURAL FILL BEHIND WALL IS TO BE COMPACTED @ 90% OPTIMUM DENSITY. DEPTH OF COMPACTION UNDER FOOTING AND TESTING IS TO BE PROVIDED BY AN AUTHORIZED GEOTECHNICAL ENGINEER.

4. PROVIDE CRACK JOINTS AT 20 FEET ON CENTER.

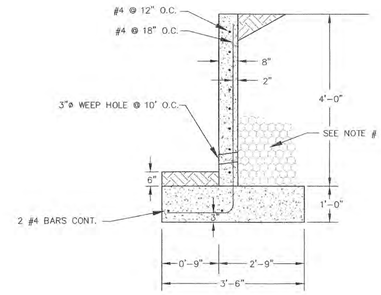
5. PROVIDE 3" DRAINAGE HOLES THROUGH WALL @ 10' ON CENTER. PLACE ONE SQUARE FOOT OF HEAVY DUTY SCREEN IN FRONT OF DRAINAGE HOLE ON THE RETAINING SIDE OF THE WALL TO PREVENT GRAVEL MIGRATION.

6. WHERE EXPANSIVE CLAYS OR GYPSIFEROUS SOILS ARE ENCOUNTERED IN THE FOOTING AREA, THE CONTRACTOR SHALL REFER TO THE AUTHORIZED GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS.

7. THE FOOTING SHOULD NOT BE SUPPORTED PARTIALLY ON NATIVE SOIL AND PARTIALLY ON STRUCTURAL FILL. WHERE THE FOOTING IS PLACED OVER TRANSITIONAL AREA, NATIVE SOIL SHALL BE OVER–EXCAVATED SO THAT THE FOOTING IS SUPPORTED ON A MINIMUM OF 18 INCHES OF PROPERLY COMPACTED FILL.

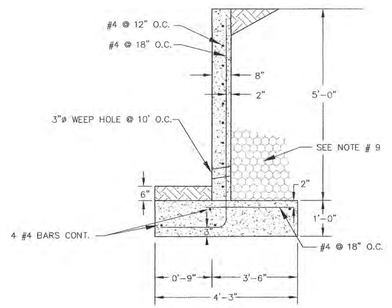
8. FORM A 1/2" KEY WAY IN THE FOOTING WITH A 2" X 4" BOARD, OR ROUGH THE SURFACE AREA UNDER THE STEM WALL TO PROVIDE A TIGHT BOND BETWEEN THE FOOTING AND THE STEM WALL.

9. PROVIDE FREE DRAINING GRAVEL, FOR DRAINAGE, 1' THICK BEHIND THE WALL, UP 3/4 WALL HEIGHT. SEPARATE THE GRAVEL FROM THE NATURAL EARTH WITH FILTER FABRIC. (ENKADRAIN 9010 OR EQUIVALENT MAY BE USED IN LIEU OF GRAVEL BEHIND THE WALL. ENKADRAIN MUST BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.)



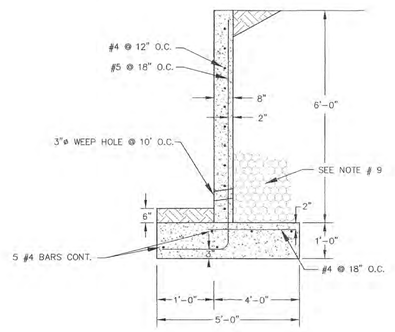
1' – 4' RETAINING WALL DETAIL

NO SCALE



4.25' – 5' RETAINING WALL DETAIL

NO SCALE



5.25' – 6' RETAINING WALL DETAIL

NO SCALE

NO	DESCRIPTION	DATE	BY	APPROVED
1	REVISED SECTION 1 FOR RELOCATED DROP INLET #2	08/18/08	LH	

BULLOCH BROTHERS ENGINEERING INC.
CIVIL ENGINEERS–LAND SURVEYORS–LAND PLANNERS
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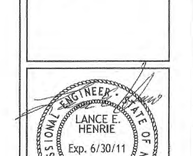
P.O. BOX 3174, CEDAR CITY, UTAH 84720, (435) 586-9592
3100 W. PINEBROOK RD., SUITE 1100, PARK CITY, UT 84098, (435) 655-0956
750 WEST PIONEER BLVD., MESQUITE, NEVADA 89027, (702) 346-5100

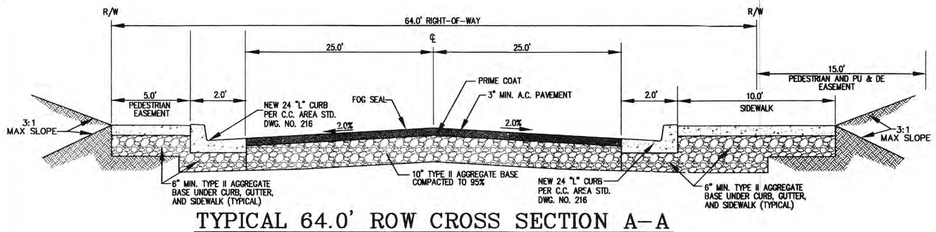
DETAIL SHEET
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA



SCALE:	DRAWN BY:	CHECKED BY:
NONE	RLB	L.H.

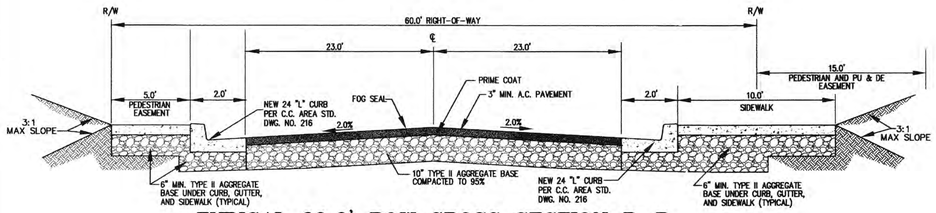
PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	AUG 2008	21 OF 23

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL
SUBMITTAL-2
APPROVED



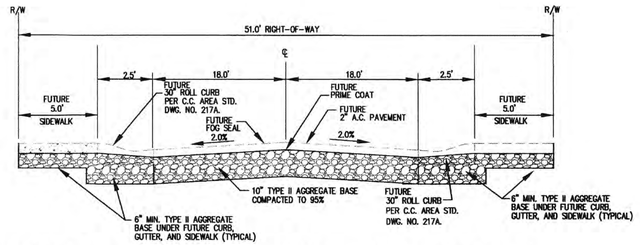
TYPICAL 64.0' ROW CROSS SECTION A–A

NOT TO SCALE



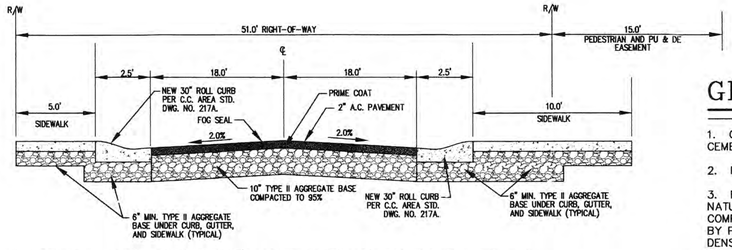
TYPICAL 60.0' ROW CROSS SECTION B–B

NOT TO SCALE



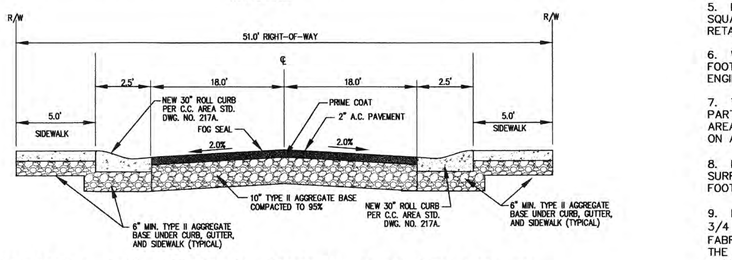
TYPICAL 51' STREET CROSS SECTION E–E

NOT TO SCALE



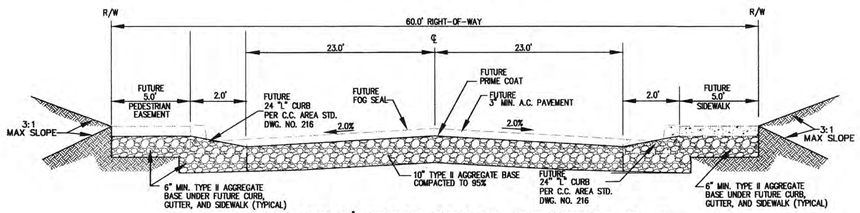
TYPICAL 51' STREET CROSS SECTION C–C

NOT TO SCALE



TYPICAL 51' STREET CROSS SECTION D–D

NOT TO SCALE



TYPICAL 60.0' ROW CROSS SECTION F–F

NOT TO SCALE

GENERAL RETAINING WALL NOTES

1. CONCRETE STRENGTH SHALL BE 4000 P.S.I. IN 28 DAYS, SLUMP = 4"; TYPE V CEMENT.

2. REINFORCING STEEL SHALL BE GRADE 60 CONFORMING TO ASTM A–615.

3. FOOTINGS SHALL BEAR ON COMPACTED STRUCTURAL FILL, OR COMPACTED NATURAL GROUND WITH AVAILABLE BEARING PRESSURE OF 2000 P.S.F. MIN. COMPACTION UNDER FOOTINGS SHALL BE 95% OF OPTIMUM DENSITY AS DETERMINED BY PROCTOR. STRUCTURAL FILL BEHIND WALL IS TO BE COMPACTED @ 90% OPTIMUM DENSITY. DEPTH OF COMPACTION UNDER FOOTING AND TESTING IS TO BE PROVIDED BY AN AUTHORIZED GEOTECHNICAL ENGINEER.

4. PROVIDE CRACK JOINTS AT 20 FEET ON CENTER.

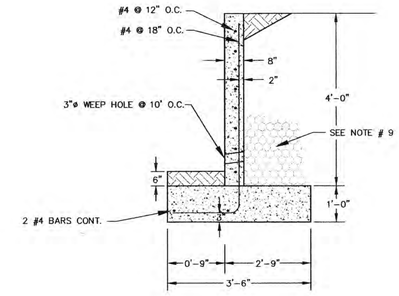
5. PROVIDE 3" DRAINAGE HOLES THROUGH WALL @ 10' ON CENTER. PLACE ONE SQUARE FOOT OF HEAVY DUTY SCREEN IN FRONT OF DRAINAGE HOLE ON THE RETAINING SIDE OF THE WALL TO PREVENT GRAVEL MIGRATION.

6. WHERE EXPANSIVE CLAYS OR GYPSIFEROUS SOILS ARE ENCOUNTERED IN THE FOOTING AREA, THE CONTRACTOR SHALL REFER TO THE AUTHORIZED GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS.

7. THE FOOTING SHOULD NOT BE SUPPORTED PARTIALLY ON NATIVE SOIL AND PARTIALLY ON STRUCTURAL FILL. WHERE THE FOOTING IS PLACED OVER TRANSITIONAL AREA, NATIVE SOIL SHALL BE OVER–EXCAVATED SO THAT THE FOOTING IS SUPPORTED ON A MINIMUM OF 18 INCHES OF PROPERLY COMPACTED FILL.

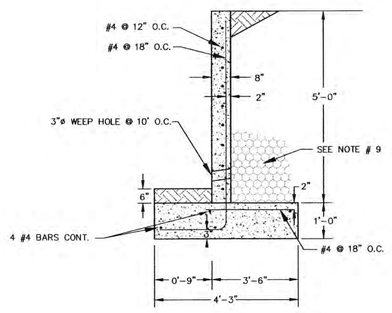
8. FORM A 1/2" KEY WAY IN THE FOOTING WITH A 2" X 4" BOARD, OR ROUGH THE SURFACE AREA UNDER THE STEM WALL TO PROVIDE A TIGHT BOND BETWEEN THE FOOTING AND THE STEM WALL.

9. PROVIDE FREE DRAINING GRAVEL, FOR DRAINAGE, 1' THICK BEHIND THE WALL, UP 3/4 WALL HEIGHT. SEPARATE THE GRAVEL FROM THE NATURAL EARTH WITH FILTER FABRIC. (ENKADRAIN 9010 OR EQUIVALENT MAY BE USED IN LIEU OF GRAVEL BEHIND THE WALL. ENKADRAIN MUST BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.)



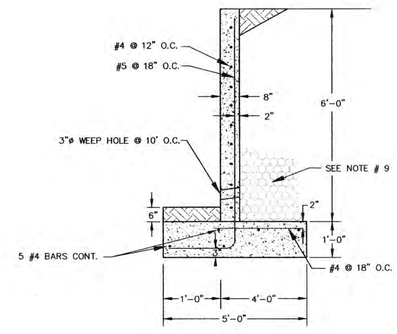
1' – 4' RETAINING WALL DETAIL

NO SCALE



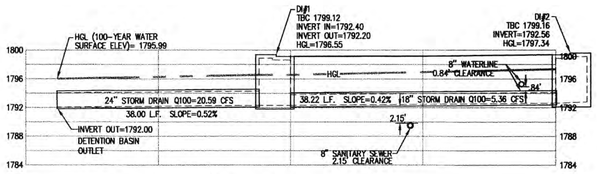
4.25' – 5' RETAINING WALL DETAIL

NO SCALE



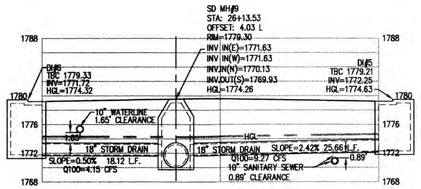
5.25' – 6' RETAINING WALL DETAIL

NO SCALE



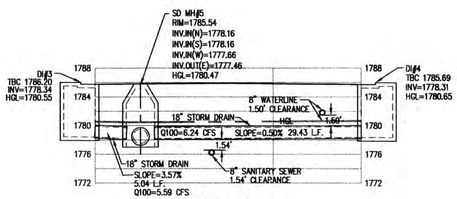
SECTION 1

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



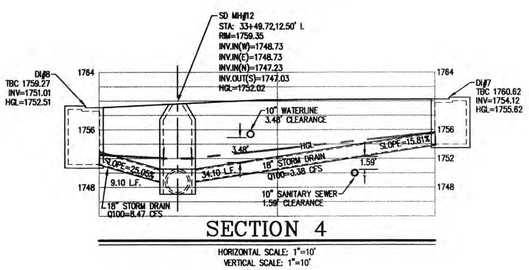
SECTION 3

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



SECTION 2

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



SECTION 4

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'

NO	DESCRIPTION	DATE	BY	APPROVED

REVISIONS

THE INFORMATION CONTAINED ON THIS PLAN SET IS THE PROPERTY OF BULLOCH BROTHERS ENGINEERING INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPRESS WRITTEN CONSENT OF BULLOCH BROTHERS ENGINEERING INC. UNAUTHORIZED USE OF THESE PLANS AND DESIGNS WITHOUT THE EXPRESS WRITTEN CONSENT OF BULLOCH BROTHERS ENGINEERING INC. SHALL CONSTITUTE COPYRIGHT INFRINGEMENT.

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CIVIL ENGINEERS–LAND SURVEYORS–LAND PLANNERS
– www.bullochbrothers.com –

750 WEST PIONEER BLVD.
MESQUITE, NEVADA 89027
(702) 346-5100

3100 W. PINEBROOK RD.
SUITE 1000
PARK CITY, UT 84098
(435) 655-0956

P.O. BOX 3174
CEDAR CITY, UTAH 84720
(435) 586-9592

DETAIL SHEET
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

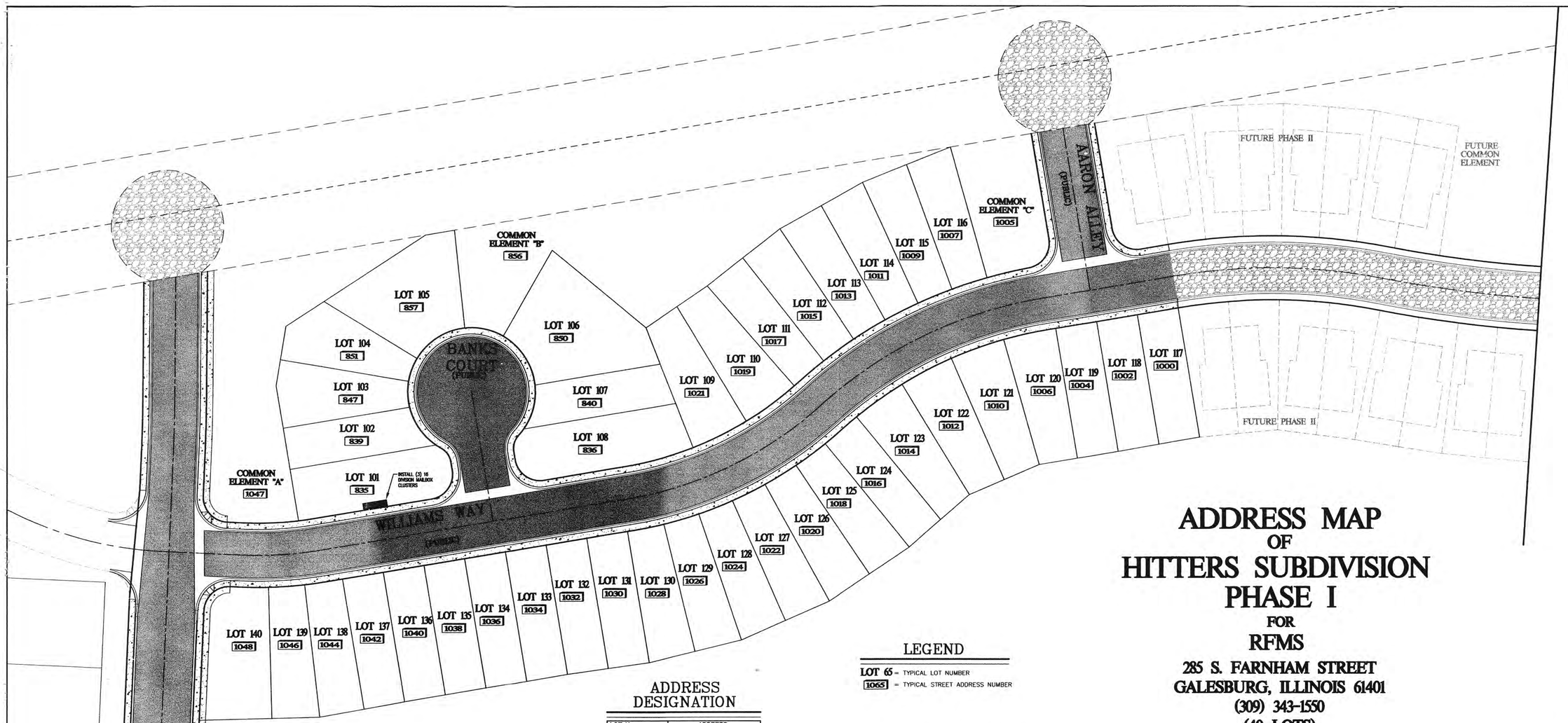
PROFESSIONAL ENGINEER — STATE OF NEVADA
LANCE E. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
5/13/08

SCALE:	DRAWN BY:	CHECKED BY:
NONE	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	MAY 2008	21 OF 23

PLOT DATE

60% SUBMIT	
90% SUBMIT	
100% SUBMITTAL-1	
SUBMITTAL-2	
APPROVED	



ADDRESS MAP
OF
HITTERS SUBDIVISION
PHASE I
FOR
RFMS
285 S. FARNHAM STREET
GALESBURG, ILLINOIS 61401
(309) 343-1550
(40 LOTS)

ADDRESS DESIGNATION

LOT No.	ADDRESS	
101	835	BANKS COURT
102	839	BANKS COURT
103	847	BANKS COURT
104	851	BANKS COURT
105	857	BANKS COURT
106	850	BANKS COURT
107	840	BANKS COURT
108	836	BANKS COURT
109	1021	WILLIAMS WAY
110	1019	WILLIAMS WAY
111	1017	WILLIAMS WAY
112	1015	WILLIAMS WAY
113	1013	WILLIAMS WAY
114	1011	WILLIAMS WAY
115	1009	WILLIAMS WAY
116	1007	WILLIAMS WAY
117	1000	WILLIAMS WAY
118	1002	WILLIAMS WAY
119	1004	WILLIAMS WAY
120	1006	WILLIAMS WAY
121	1010	WILLIAMS WAY
122	1012	WILLIAMS WAY
123	1014	WILLIAMS WAY
124	1016	WILLIAMS WAY
125	1018	WILLIAMS WAY
126	1020	WILLIAMS WAY
127	1022	WILLIAMS WAY
128	1024	WILLIAMS WAY
129	1026	WILLIAMS WAY
130	1028	WILLIAMS WAY
131	1030	WILLIAMS WAY
132	1032	WILLIAMS WAY
133	1034	WILLIAMS WAY
134	1036	WILLIAMS WAY
135	1038	WILLIAMS WAY
136	1040	WILLIAMS WAY
137	1042	WILLIAMS WAY
138	1044	WILLIAMS WAY
139	1046	WILLIAMS WAY
140	1048	WILLIAMS WAY
COMMON ELEMENT "A"	1047	WILLIAMS WAY
COMMON ELEMENT "B"	856	BANKS COURT
COMMON ELEMENT "C"	1005	WILLIAMS WAY

LEGEND

LOT 65 = TYPICAL LOT NUMBER
1065 = TYPICAL STREET ADDRESS NUMBER

ADDRESS APPROVAL
THE CITY OF MESQUITE & POST OFFICE DEPARTMENT

WE THE UNDERSIGNED, HAVE REVIEWED THE ADDRESS AS INDICATED HEREON AND OFFICIALLY ACCEPT THE ADDRESS ON BEHALF OF THE CITY OF MESQUITE, AND POST OFFICE DEPARTMENT

J. ALLEN BELL P.E.
CITY ENGINEER
PE 4523
DATE: 11 Aug '08

UNITED STATES POSTAL SERVICE
DATE: 8-4-08

CATHERINE LORBEER, AICP
PLANNING AND REDEVELOPMENT DIRECTOR
DATE: 6/25/08

TYPICAL ADDRESS

TYPICAL RESIDENT
JOHN DOE
1011 WILLIAMS WAY
MESQUITE, NEVADA 89027

N
W E
S

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NOTE: SEE COVER SHEET FOR VICINITY MAP AND BENCH MARK.

PRIOR TO ANY CONSTRUCTION, UTILITY OR OTHERWISE, A PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

Call Two Working Days Before You Dig!
1 800 227 2600

REVISIONS

NO	DESCRIPTION	DATE	BY	APPROVED

BULLOCH BROTHERS ENGINEERING INC.
CIVIL ENGINEERS—LAND SURVEYORS—LAND PLANNERS
– www.bullochbrothers.com –

3100 W. PINEBROOK RD. SUITE 1000 PARK CITY, UT 84098 (435) 655-0956
750 WEST PIONEER BLVD. MESQUITE, NEVADA 89027 (702) 346-5100
P.O. BOX 3174 CEDAR CITY, UTAH 84720 (435) 586-9592

ADDRESS MAP
HITTERS SUBDIVISION PHASE I
FOR
RFMS P.U.D.
MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE F. HENRIE
Exp. 6/30/11
CIVIL
No. 18706
6/25/08

SCALE:	DRAWN BY:	CHECKED BY:
1" = 40'	B.C.	L.H.

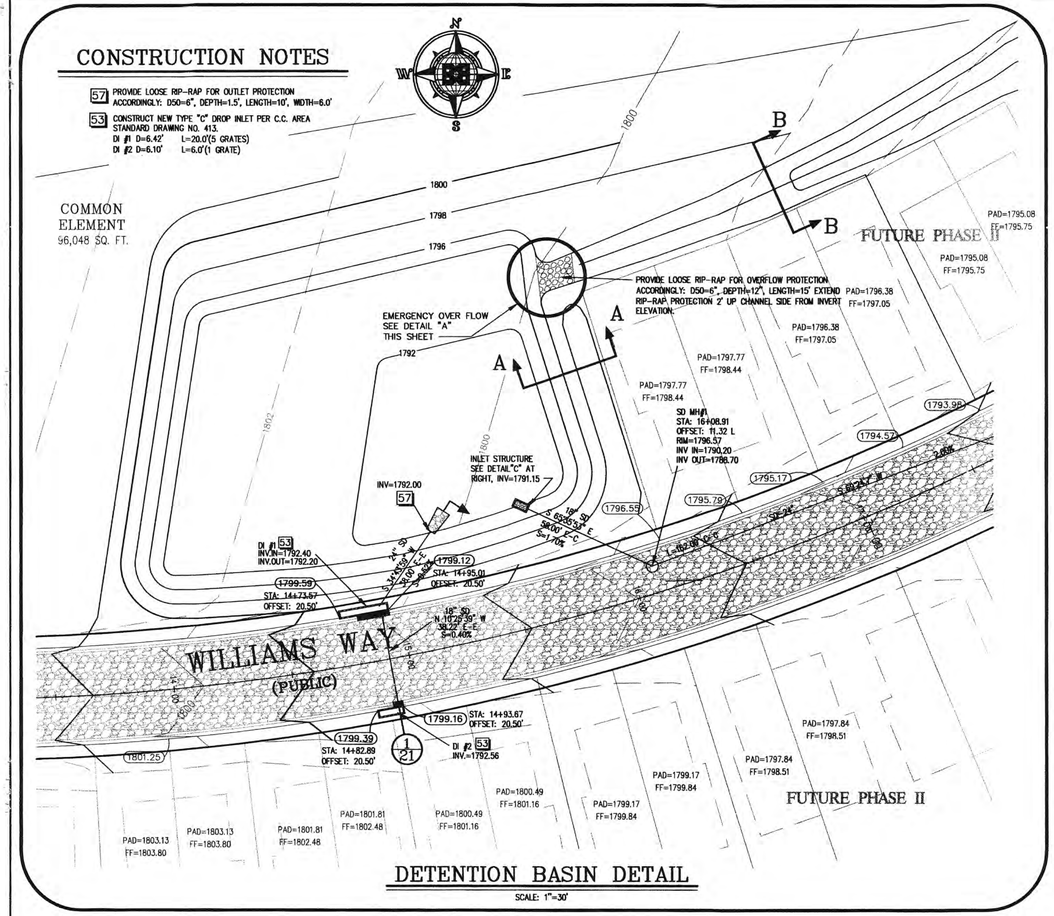
PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	MAY 2008	22 OF 23

PLOT DATE
60% SUBMIT
90% SUBMIT
100% SUBMITTAL-1
SUBMITTAL-2
APPROVED

CONSTRUCTION NOTES

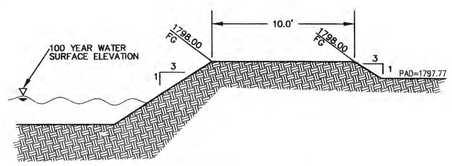
57 PROVIDE LOOSE RIP-RAP FOR OUTLET PROTECTION ACCORDINGLY: D50=6", DEPTH=1.5', LENGTH=10', WIDTH=6.0'

53 CONSTRUCT NEW TYPE "C" DROP INLET PER C.C. AREA STANDARD DRAWING NO. 413.
DI #1 D=6.42' L=20.0'(5 GRATES)
DI #2 D=6.10' L=6.0'(1 GRATE)



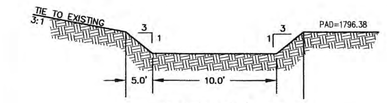
DETENTION BASIN DETAIL

SCALE: 1"=30'



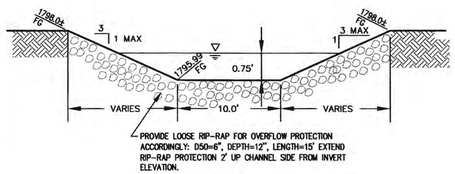
SECTION A–A

NOT TO SCALE



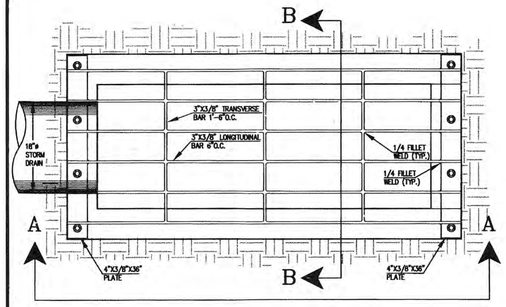
SECTION B–B
EARTHEN SWALE

NOT TO SCALE



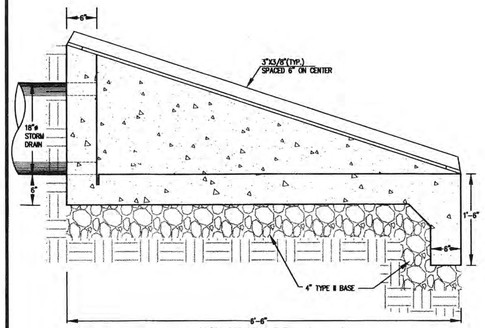
DETAIL "A"
EMERGENCY OVERFLOW

NOT TO SCALE

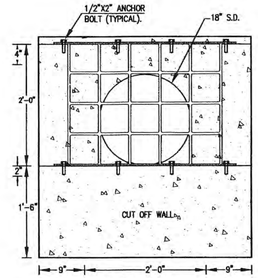


NOTES:

1. CONCRETE STRENGTH SHALL BE 4,000 PSI IN 28 DAYS, SLUMP=4", TYPE V CEMENT.
2. PLACE #4 BARS @ 18" O.C. FOR TRANSVERSE AND LONGITUDINAL BARS. MAINTAIN 2" CLEAR DISTANCE FROM OUTSIDE EDGE.
3. REINFORCING STEEL SHALL BE GRADE 60 CONFORMING TO ASTM A-615.
4. PLACE MASTIC SEAL BETWEEN ORIFICE PLATE AND CONCRETE.



SECTION A–A



SECTION B–B

DETAIL "C"
DETENTION BASIN INLET STRUCTURE

NO SCALE

NO	DESCRIPTION	DATE	BY	APPROVED

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DETENTION BASIN DETAIL SHEET
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FOR
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MESQUITE, NEVADA
PROJECT LOCATED IN MESQUITE, NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
LANCE F. HENRIE
Exp. 6/30/11
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No. 18706

5/13/08

SCALE:	DRAWN BY:	CHECKED BY:
NONE	RLB	L.H.

PROJECT NO:	DATE:	SHEET NO.:
1288-04-15-01	MAY 2008	23 OF 23

PLOT DATE

60% SUBMIT	
90% SUBMIT	
100% SUBMITTAL-1	
SUBMITTAL-2	
APPROVED	

N:\1288-04 (RFMS PUD)\1288-04-15-(ATTAINABLE HOUSING)\1288-04-15-01-(HITTERS SUBDIVISION)\Working Plans\23 DETAIL SHEET.dwg, 5/13/2008 4:28:53 PM, Burton